

FOLKLANDS

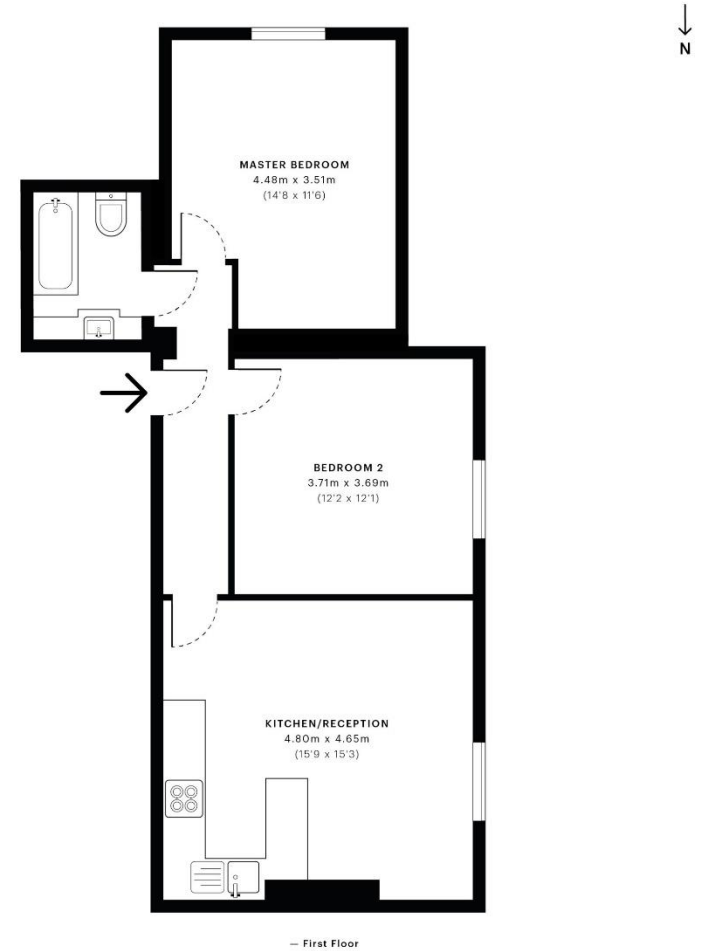


ADDISCOMBE ROAD, CROYDON

GUIDE PRICE £325,000







GROSS INTERNAL AREA (GIA)
The footprint of the property
62.70 sqm / 674.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.46 sqm / 629.26 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 62.94 sqm / 677.48 sqft
IPMS 3C RESIDENTIAL 59.26 sqm / 637.87 sqft

SPEC ID 5ef7510457c0890a2886fe4c

- ❖ TWO DOUBLE BEDROOM FLAT
- ❖ BEAUTIFUL VICTORIAN BUILDING
- ❖ GATED OFF ROAD PARKING
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ PARTICULARLY HIGH CEILINGS
- ❖ SUPERBLY PRESENTED
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ ULTRA LONG LEASE - CIRCA 990 YEARS REMAINING
- ❖ LARGE COMMUNAL GARDENS WITH BIKE RACK
- ❖ EPC EER C

**** Chain Free **** A beautiful two double bedroom first floor apartment forming part of this characterful Victorian building which is set back from the main road. The property is conveniently located moments from two local tram stops, several well-connected bus routes, and only 0.4 miles from East Croydon train station, making it ideal for the daily commuter.

This light & spacious apartment boasts high ceilings, large double-glazed sash windows, good decor throughout and is offered to the market with no chain and an ultra-long lease. Additionally, the property features an allocated off-road parking bay, residents cycle housing, and access to a large & well-maintained communal garden.

The accommodation comprises two double bedrooms, a stylish three-piece bathroom suite with shower over bath, and a sizeable lounge/ kitchen with a contemporary fitted kitchen and high-end appliances.

Furthermore, this property sits within an easy reach of a wide range of local conveniences and moments away from the open green spaces of Lloyd Park. In our opinion this property would make an excellent home.

