

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £185,000



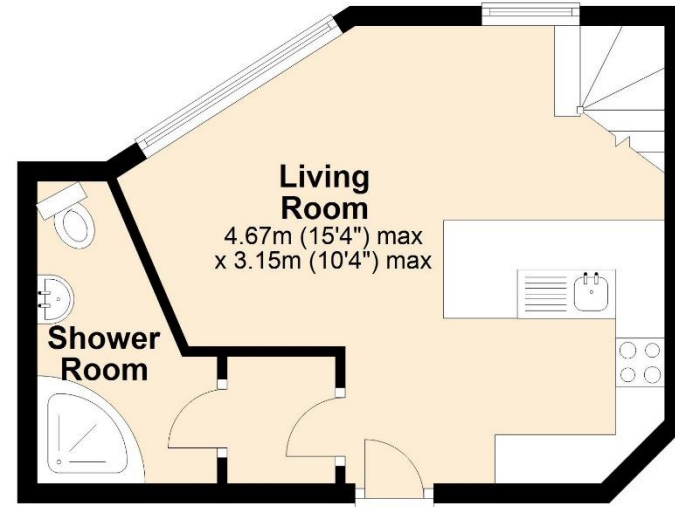






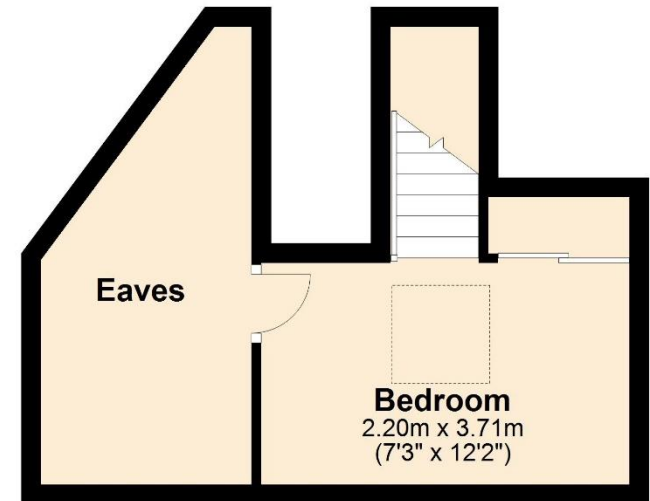
Top Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Mezzanine

Approx. 19.6 sq. metres (211.4 sq. feet)



Total area: approx. 46.1 sq. metres (496.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TOP FLOOR STUDIO FLAT
- ❖ NEWLY RENOVATED
- ❖ SEPARATE BEDROOM MEZZANINE LEVEL
- ❖ ALLOCATED PARKING SPACE TO REAR
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.2 MILES TO PURLEY OAKS TRAIN STATION
- ❖ 0.7 MILES TO PURLEY MAINLINE TRAIN STATION
- ❖ PARTICULARLY BRIGHT & AIRY
- ❖ IDEAL FIRST-TIME-BUY OR INVESTMENT
- ❖ EPC EER E

**** Chain Free ** Allocated Parking Space ** Separate Bedroom Mezzanine Level **** A superbly presented top floor studio apartment, situated within this popular location, conveniently located only 0.2 miles from Purley Oaks train station, and 0.7 miles from Purley mainline station.

This bright & spacious property has been newly renovated, and boasts an allocated parking space to the rear, it has new flooring throughout, and is fully double glazed.

The accommodation comprises a large open-plan studio room, a contemporary fitted kitchen with breakfast bar, a stylish shower room suite, and a mezzanine bedroom level.

Furthermore, this property sits equidistant to both Purley & South Croydon centres with their plethora of shops, bars & restaurants, and is within walking distance to several green spaces, including Purley Rotary Fields & South Croydon Recreation Ground. We feel that this property would make an ideal first time buy or long-term investment.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |