

FOLKLANDS



SELDON ROAD, SOUTH CROYDON

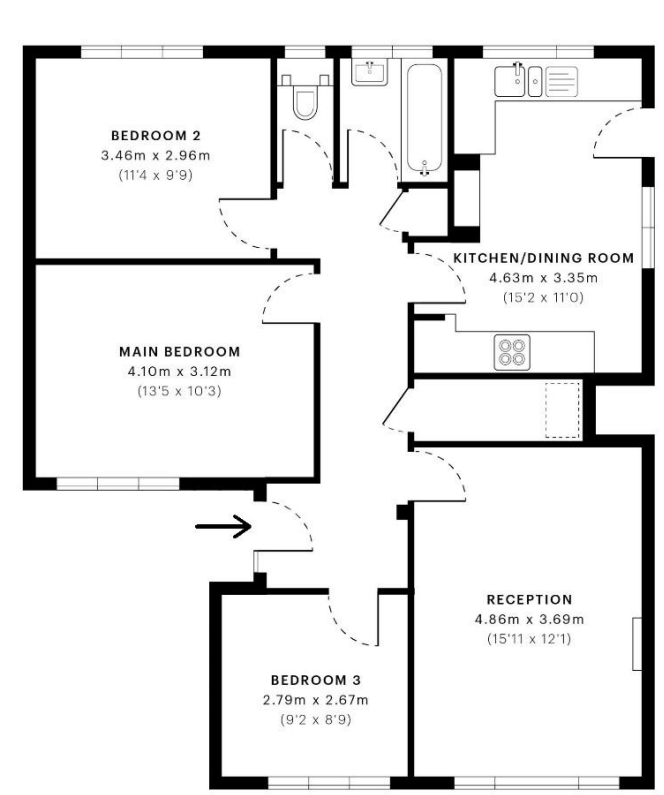
GUIDE PRICE £340,000











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— Ground Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 81.10 sqm / 872.95 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 76.92 sqm / 827.96 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.99 sqm / 10.66 sqft</p>
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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 81.10 sqm / 872.95 sqft
IPMS 3C RESIDENTIAL 76.92 sqm / 827.96 sqft

spec id: 623ee75e8e88390dc5d75802

- ❖ THREE BEDROOM - GROUND FLOOR FLAT
- ❖ PRIVATE ENTRANCE
- ❖ SHARE OF FREEHOLD WITH AN ULTRA-LONG LEASE
- ❖ PRIVATE GARAGE & ACCESS TO GARDEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE KITCHEN/DINING ROOM
- ❖ EXCEPTIONALLY WELL PRESENTED
- ❖ MOMENTS FROM SEVERAL LOCAL BUS ROUTES
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER C

A spacious three-bedroom ground floor apartment situated within this well-maintained block, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from the local Tram stop, and nearby to several well served bus routes.

Set back from the road, this bright & airy property is well presented throughout, it boasts a private entrance, it is double glazed throughout, and has a modern gas central heating system. Externally, there is a private flower bed to tend, direct access to the communal garden, and a private garage with a newly fitted roof.

The accommodation comprises three bedrooms, a large living room with hardwood flooring, ample hallway storage, a 15'2 stylish kitchen/dining room, and a contemporary bathroom suite with shower over-bath & a separate WC.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants, and is within walking distance to Lloyd Park, Park Hill Park and Croham Hurst Woods. We feel that this property would make the perfect first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		