

FOLKLANDS



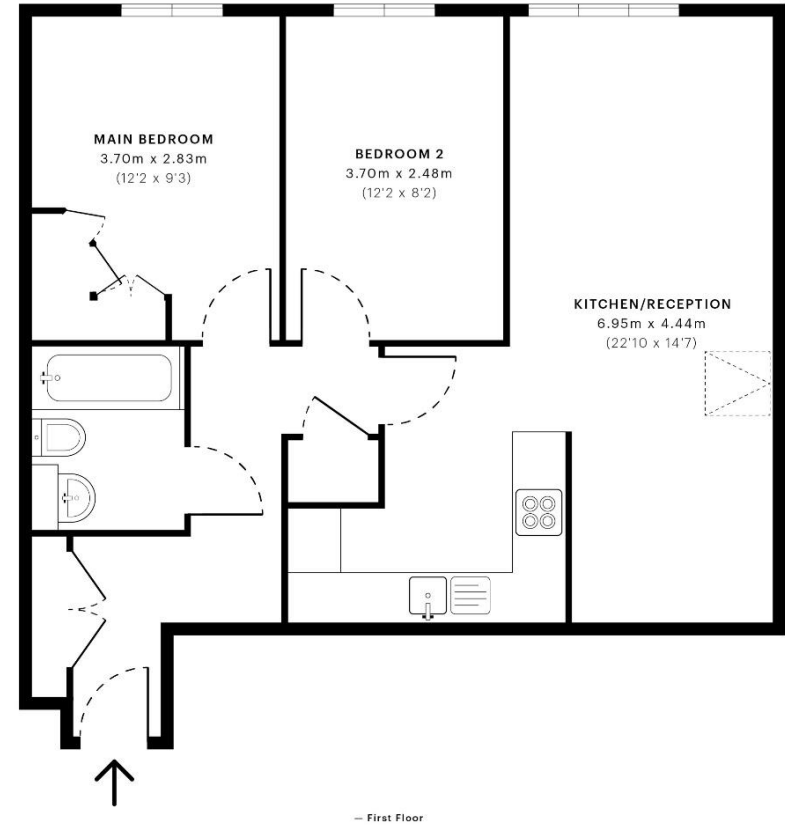
PENWORTHAM ROAD, SOUTH CROYDON

GUIDE PRICE £300,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
60.48 sqm / 651.00 sqft

NET INTERNAL AREA (NIA)
Excludes voids and external features
Includes cupboards, restricted head height
58.92 sqm / 637.75 sqft

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

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrated on or to 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.

IPM 20 RESIDENTIAL 60.48 sqm / 651.00 sqft
IPM 20 RESIDENTIAL 59.97 sqm / 649.66 sqft

SPEC ID 563e2095e4e29510dcb229b21

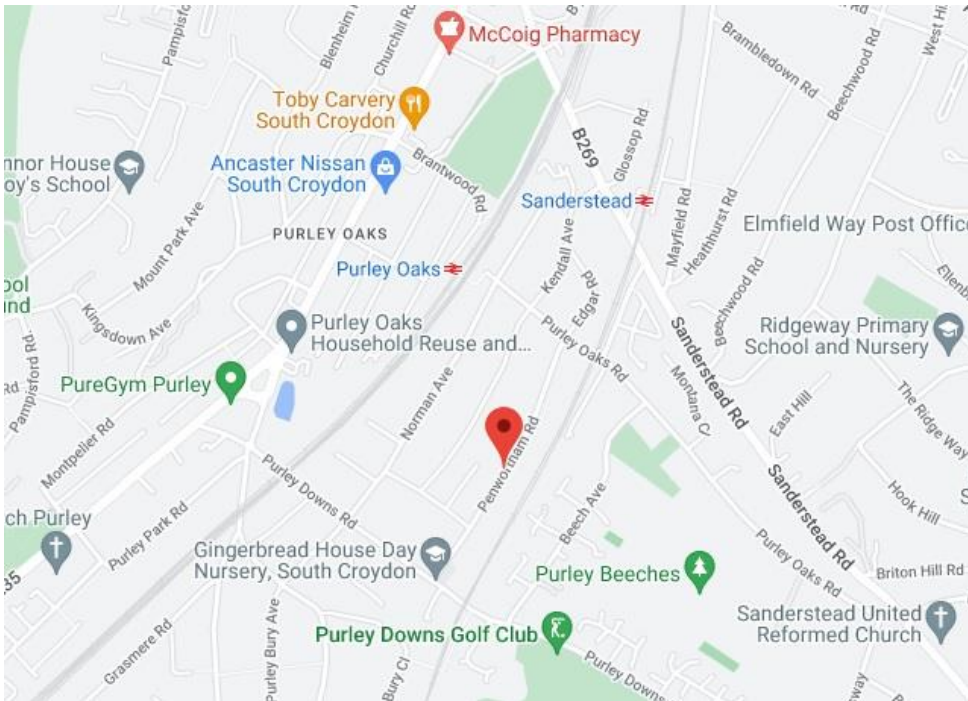
- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ ALLOCATED PARKING BAY
- ❖ LARGE COMMUNAL GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ DESIRABLE RESIDENTIAL LOCATION
- ❖ CHAIN FREE
- ❖ EPC EER C

**** Chain Free ** Allocated Parking Space **** A two double bedroom first floor apartment situated within this well-maintained development, conveniently located 0.2 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station.

This bright & airy property enjoys good décor throughout, it has underfloor heating, and is fully double glazed. Additionally, there is an allocated parking space and access to a well-tended communal garden.

The accommodation comprises a main bedroom with fitted wardrobes, a second double bedroom, a smart three-piece bathroom suite, a stylish fitted kitchen, and a large lounge/dining room.

Furthermore, this property sits within an easy reach of both Purley town centre and the shops, bars & restaurants in South Croydon. It is also nearby Purley Beeches woodlands and the open green expanse of Riddlesdown common. In our opinion, this property would make an excellent first time buy or long term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		