

FOLKLANDS



COE AVENUE, LONDON
GUIDE PRICE £250,000

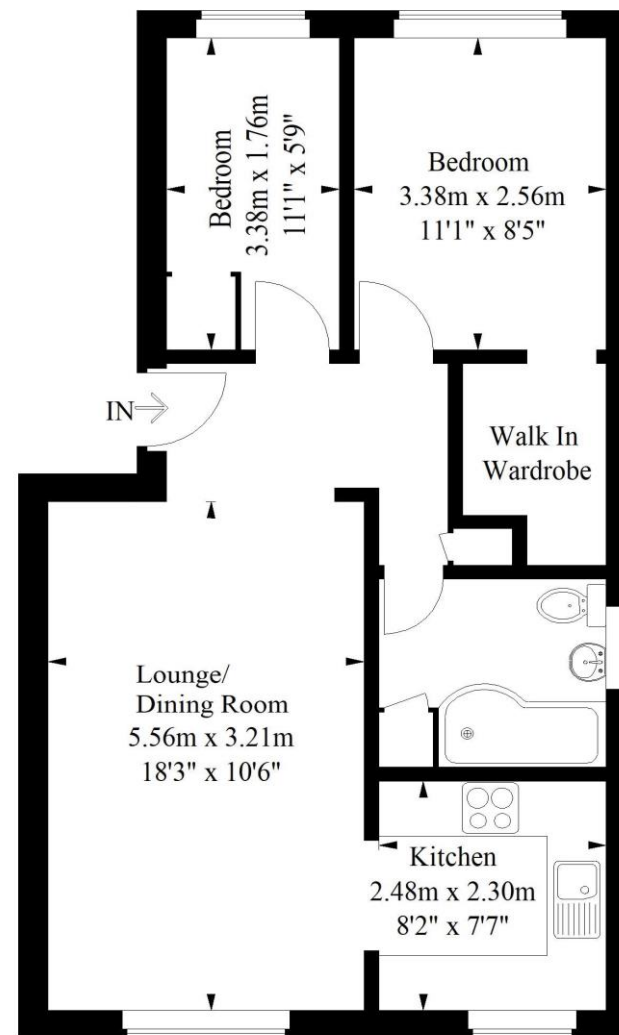






Coe Avenue, London

Approximate Gross Internal Area
54 sq m / 581 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM GROUND FLOOR FLAT
- ❖ WELL MAINTAINED DEVELOPMENT
- ❖ CUL-DE-SAC SETTING
- ❖ ALLOCATED OFF STREET PARKING BAY
- ❖ COMMUNAL GARDENS & FULLY DOUBLE GLAZED
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM OPEN PARKLAND
- ❖ 0.6 MILES FROM NORWOOD JUNCTION
- ❖ PERFECT FIRST TIME BUY

A well presented two bedroom ground floor purpose built apartment situated within this quiet cul-de-sac setting, conveniently located 0.3 miles from the local tram stop and 0.6 miles from Norwood Junction.

Forming part of this well maintained development, the property benefits from an allocated parking space, access to a large gated communal garden, is fully double glazed and with ample living space we feel this property would make an ideal first time buy or long term investment.

The accommodation comprises master bedroom with walk-in wardrobe, bedroom two with fitted wardrobe cupboard, a modern three piece bathroom suite and an 18' lounge/ dining room with access through to the fitted kitchen.

Furthermore, this property sits moments from the open green spaces of Brickfield Meadow and a short walk to a wide range of local shops and amenities.

