

FOLKLANDS



BENSON ROAD, CROYDON
GUIDE PRICE £250,000

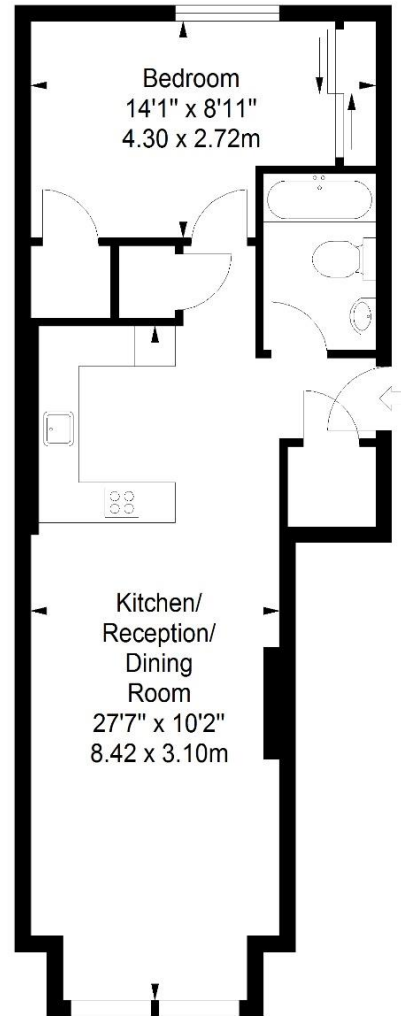






Ebury Court

Approximate Gross Internal Area
481 sq ft / 44.74 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ CHAIN FREE
- ❖ NEWLY DEVELOPED IN 2020
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ APPROXIMATELY ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ AMPLE FITTED STORAGE
- ❖ 27' KITCHEN/LIVING ROOM
- ❖ EPC EER D

**** Chain Free **** A superbly presented one double bedroom ground floor apartment, situated within this quiet residential road, conveniently located only 0.3 miles from Waddon train station, approximately one mile from East Croydon train station and moments from the local Tram stop at Wandle Park.

Entirely re-developed in 2020, this bright & spacious apartment benefits from being particularly well insulated, it has double glazing throughout and boasts high-ceilings.

The accommodation comprises a double bedroom with a full height fitted wardrobe, a boiler cupboard with a recently fitted megaflo cylinder, a utility cupboard with plumbing for a washing machine & added storage, a further storage cupboard, a stylish bathroom suite with shower over-bath and a 27' bay-fronted kitchen/living room with contemporary fitted kitchen that includes integrated appliances & a breakfast bar.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from West Croydon train station (With Overground services) and is on the doorstep of the open green spaces of Wandle Park. We feel that this property will make an excellent first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		