



FOLKLANDS

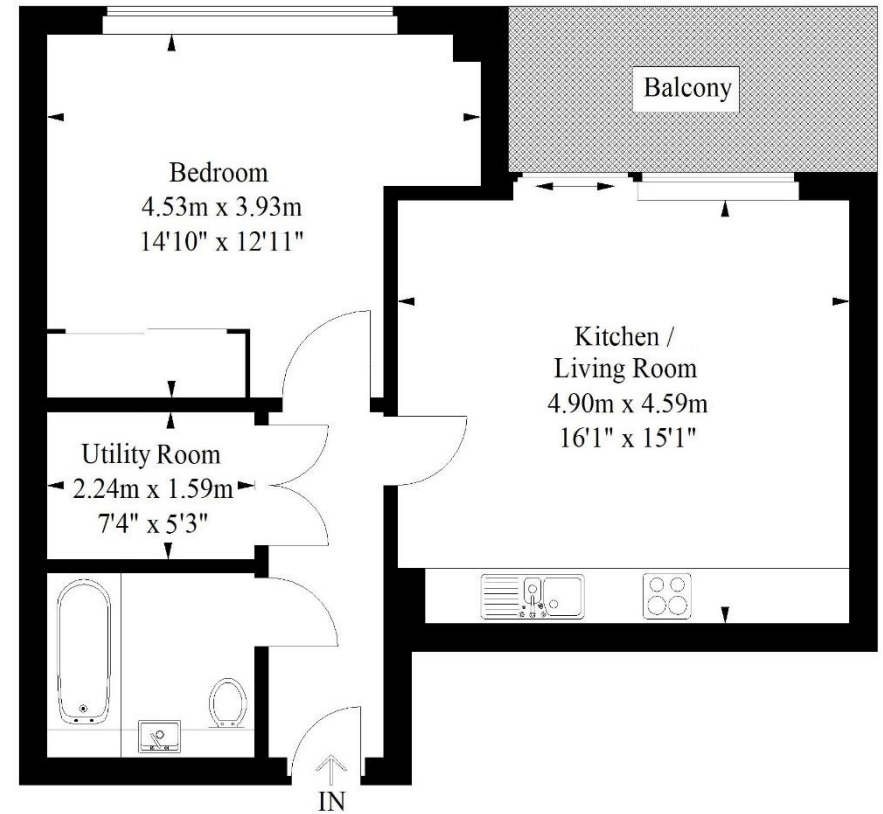
CHERRY ORCHARD ROAD, EAST CROYDON
GUIDE PRICE £320,000





Cherry Orchard Road, East Croydon

Approximate Gross Internal Area
54.2 sq m / 583 sq ft



First Floor

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



- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ CONTEMPORARY DESIGN
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PRIVATE BALCONY
- ❖ 583 SQFT
- ❖ ON SITE CONCIERGE
- ❖ RESIDENTS GYMNASIUM
- ❖ ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ ULTRA-LONG LEASE
- ❖ EPC EER B

A superbly presented one double bedroom first floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

Offered to the market with no onward chain, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident’s gymnasium, has lift access, an ultra-long lease, ample storage, and boasts a highly economical heating/ cooling system.

The accommodation comprises one large double bedroom with a floor to ceiling fitted wardrobe, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 16' x 15' open plan kitchen/ living room with access onto the balcony and a contemporary fitted kitchen with composite work surfaces.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town center with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long term investment.

