

# FOLKLANDS



KINGSDOWN AVENUE, SOUTH CROYDON

GUIDE PRICE £285,000





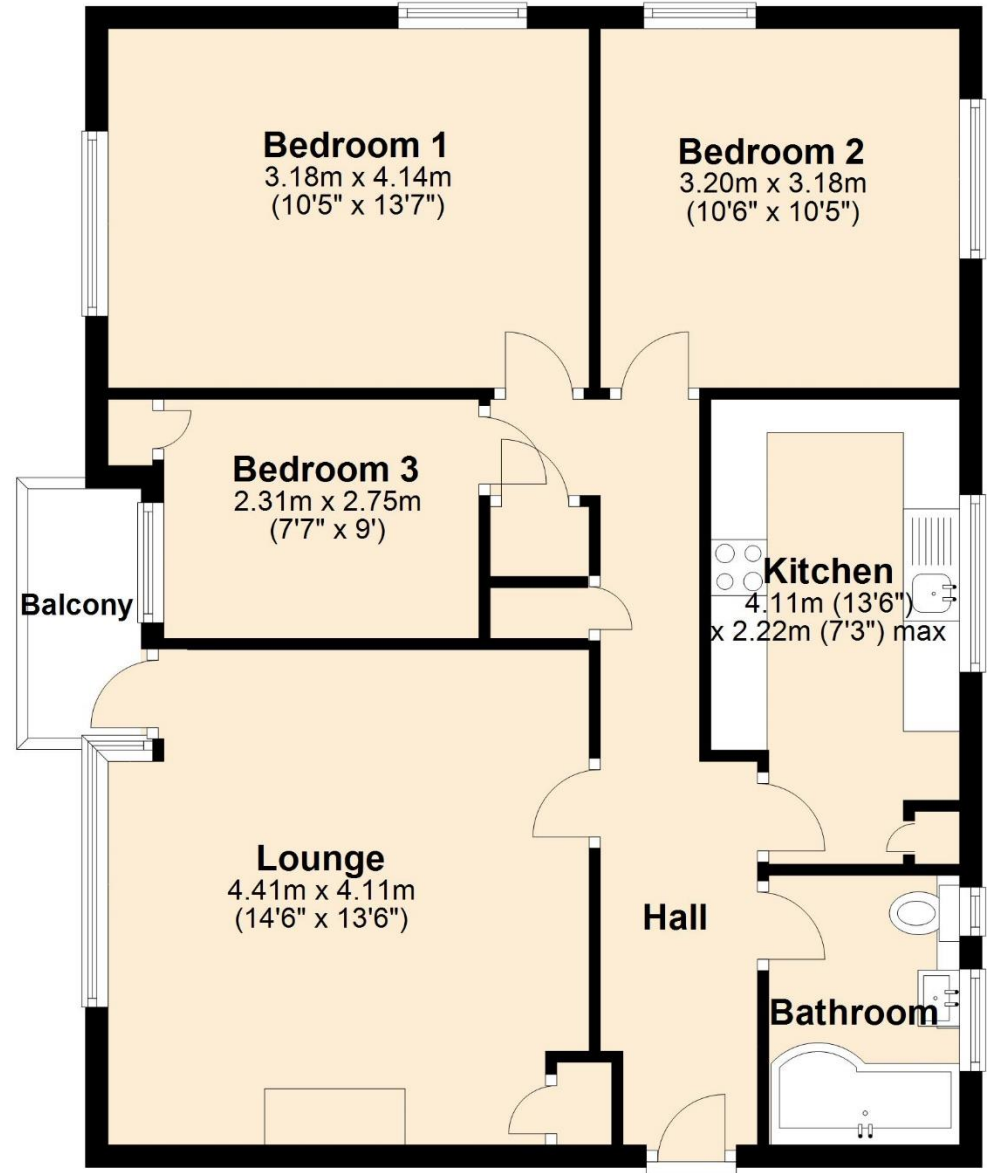






## Second Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



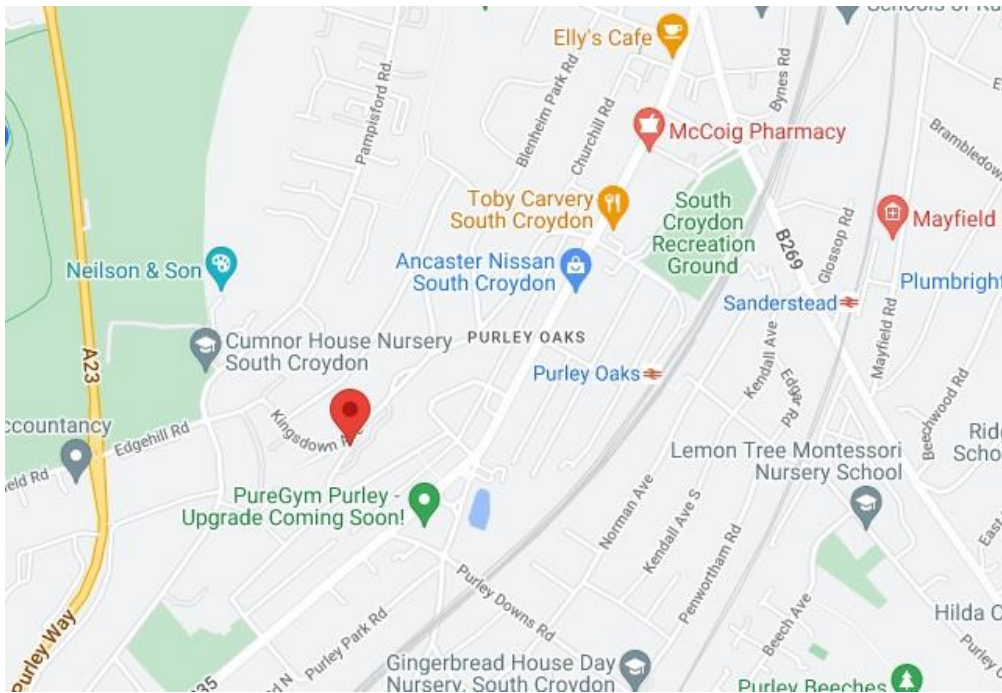
- ❖ THREE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ CHAIN FREE
- ❖ NEWLY DECORATED THROUGHOUT
- ❖ BALCONY WITH FAR REACHING VIEWS
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ RESIDENTS PARKING (PERMIT REQUIRED)
- ❖ LOW ANNUAL SERVICE CHARGE
- ❖ EPC EER D

**\*\* Chain Free \*\*** A well-presented three-bedroom top floor flat situated within this quiet residential area, conveniently located only 0.4 miles from Purley Oaks train station, 0.6 miles from Sanderstead train station, and nearby several local bus routes.

This bright & spacious property has been newly decorated throughout, it boasts a long lease with circa 170 years in balance and enjoys a low annual service charge. Additionally, the property is fully double glazed, it has gas central heating, and there is access to loft space.

The accommodation comprises three bedrooms, a large living room, ample storage cupboards throughout the flat, a separate fitted kitchen, a stylish bathroom suite with shower over-bath, and a private balcony with far reaching views. Externally, there is a separate shed/cupboard that provides additional storage and somewhere to store a cycle or pushchair.

Furthermore, this property is nearby a wide range of local amenities, it is within walking distance to several local parks & green spaces and sits equidistant to both Purley & South Croydon town centres. In our opinion this property would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		