

FOLKLANDS



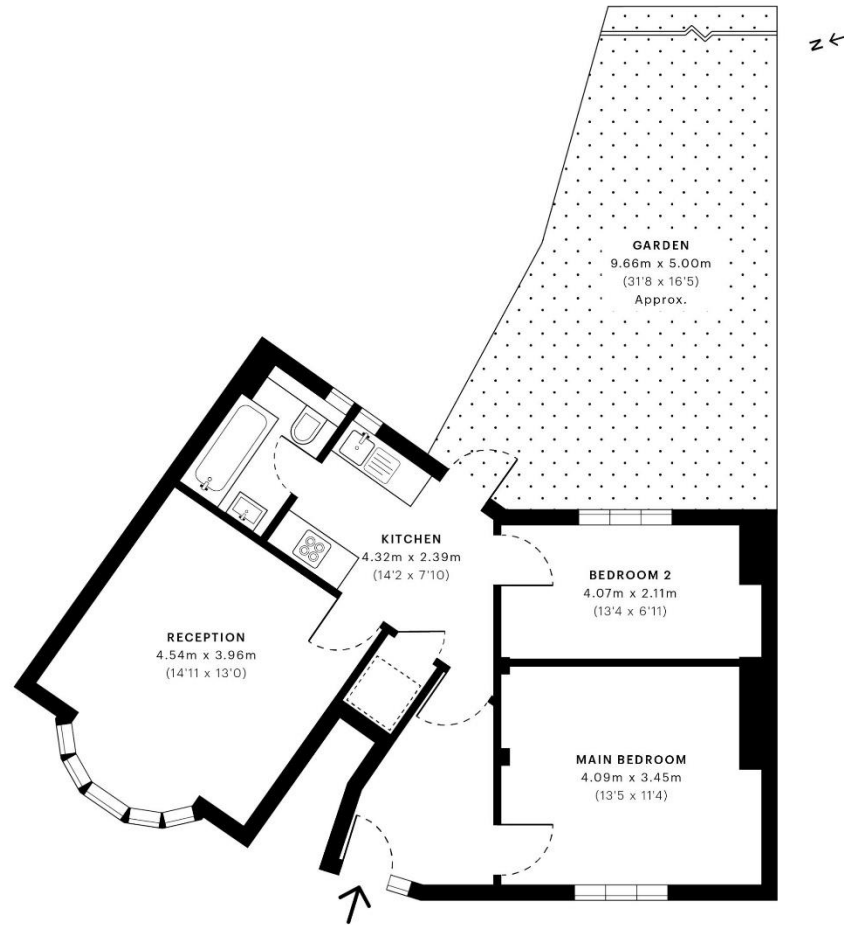
MORLAND AVENUE, EAST CROYDON

GUIDE PRICE £310,000









— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
59.83 sqm / 644.00 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
56.24 sqm / 605.36 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.79 sqm / 8.50 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only 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.

IPMS 3B RESIDENTIAL 59.88 sqm / 644.54 sqft
IPMS 3C RESIDENTIAL 57.27 sqm / 616.45 sqft

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- ❖ TWO BEDROOM GARDEN FLAT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ SHARE OF FREEHOLD AND A 999 YEAR LEASE
- ❖ PRIVATE ENTRANCE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EPC EER C

**** Chain Free **** A two-bedroom ground floor maisonette situated within this popular residential road, conveniently located only 0.6 miles from East Croydon train station and 0.4 miles from the local Tram stop.

This well-presented property benefits from a private entrance, a share of freehold, an ultra-long lease, and a private rear garden. Additionally, this property is fully double glazed and has gas central heating.

The accommodation comprises a spacious entrance hall, two bedrooms, a modern fitted kitchen, a stylish bathroom suite, and a large bay-front living room with decorative ceiling rose. Externally the property benefits from a recently updated low maintenance rear garden with side access.

Furthermore, this property sits within a close proximity to a wide range of local shops, cafes and supermarkets. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		