

FOLKLANDS



BEECH COPSE, SOUTH CROYDON

GUIDE PRICE £210,000

BEECH COPSE

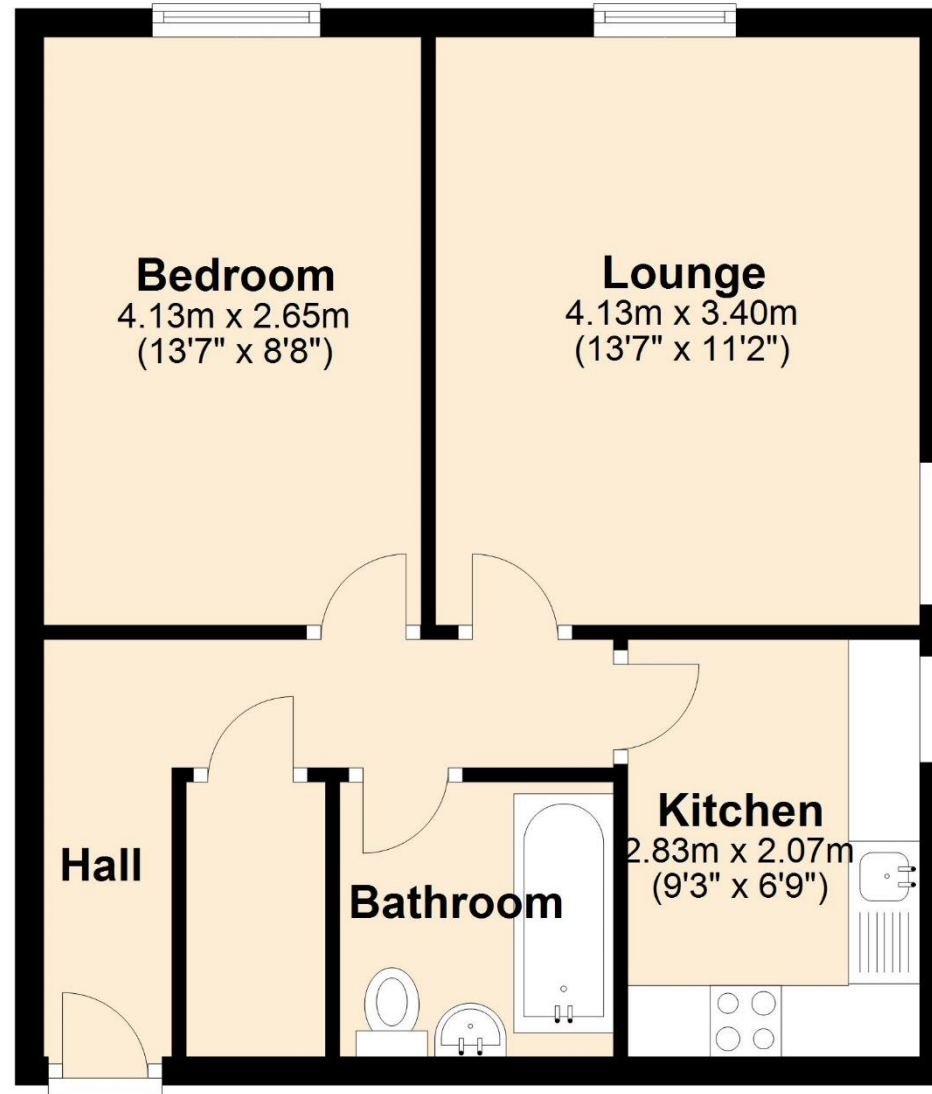






Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 43.9 sq. metres (472.4 sq. feet)

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

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR FLAT
- ❖ CHAIN FREE
- ❖ NEWLY REFURBISHED
- ❖ ALLOCATED PARKING BAY & VISITORS PARKING
- ❖ QUIET RESIDENTIAL LOCATION
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM LLOYD PARK TRAM STOP
- ❖ MOMENTS FROM SOUTH CROYDON SPORTS CLUB
- ❖ EPC EER C



**** Chain Free ** Newly Refurbished ** New 125-year Lease**
**** A one double bedroom ground floor purpose-built apartment, situated within this quiet residential area, conveniently located only 0.3 miles from both South Croydon train station and Lloyd Park Tram stop.**

This bright & spacious apartment features a brand-new kitchen & bathroom, it has excellent décor throughout and is fully double glazed. Externally, there is an allocated parking space, visitors parking bays, and well-tended communal gardens.

The accommodation comprises one double bedroom, a large dual-aspect lounge/dining room, a separate fitted kitchen, a stylish bathroom suite with shower over-bath, and hallway storage.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, it is a short distance to a wide range of shops, cafes & restaurants in South Croydon, and it sits moments away from South Croydon sports club. We feel that this property will make an excellent first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		