

FOLKLANDS



WARHAM ROAD, SOUTH CROYDON

GUIDE PRICE £300,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
65.87 sqm / 709.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.31 sqm / 670.70 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 65.49 sqm / 704.93 sqft
IPMS 3C RESIDENTIAL 62.45 sqm / 672.21 sqft

SPEC ID 62345e27b663800dd5bbf018

- ❖ TWO DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ ULTRA LONG LEASE WITH CIRCA 948 YEARS REMAINING
- ❖ PRIVATE GARAGE & COMMUNAL GARDEN
- ❖ WELL-MAINTAINED DEVELOPMENT
- ❖ TWO BATHROOMS
- ❖ FULLY DOUBLE GLAZED
- ❖ GAS CENTRAL HEATING
- ❖ 23' LOUNGE/KITCHEN
- ❖ EPC EER D

**** Chain Free **** A smartly presented two double bedroom first floor flat, situated within this well-maintained development, conveniently located only 0.4 miles from South Croydon train station.

This bright & airy apartment boasts a private garage, it has an ultra-long lease with circa 948 years remaining, and residents enjoy a large well-tended communal garden to the rear. Additionally, this property is fully double glazed, it has gas central heating, and had a new fuse board fitted in July 2020; at the same time the property passed a full electrical test.

The accommodation comprises two double bedrooms, an ensuite shower room, a bathroom with separate WC, ample storage cupboards, and a large open-plan kitchen/reception room, with hard flooring & floor-to-ceiling glazing.

Furthermore, this property enjoys the convenience of having three local bus routes on its doorstep, is a short walk away from a wide range of shops, bars & restaurants in South Croydon, and moments from the open green spaces of the Purley Way playing fields.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		