

FOLKLANDS

LYNDEN HYRST

ADDISCOMBE ROAD, CROYDON

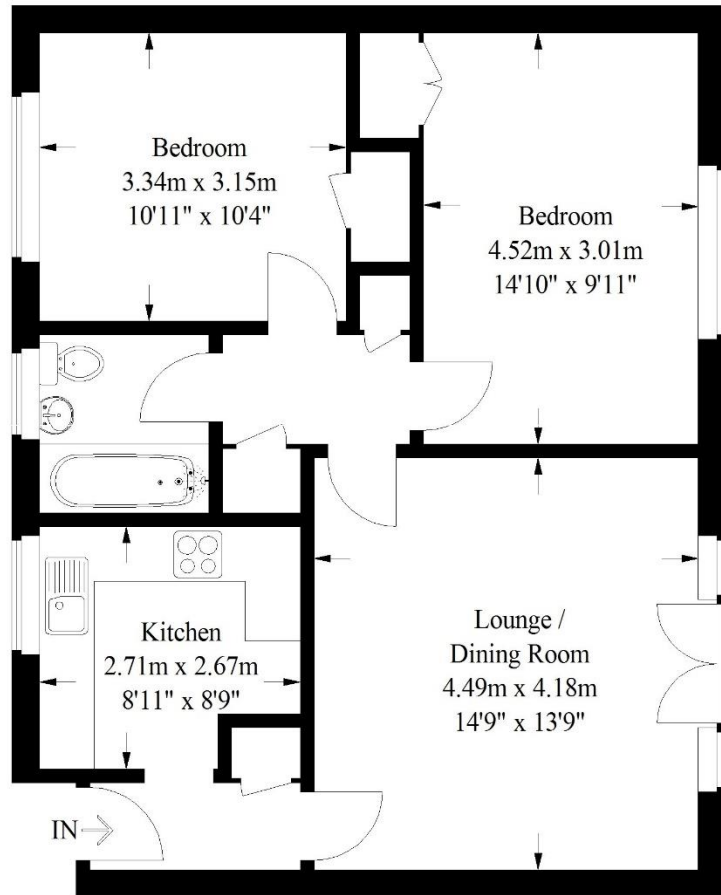
GUIDE PRICE £310,000





Lynden Hyrst, Addiscombe Road

Approximate Gross Internal Area
65.6 sq m / 706 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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- ❖ EPC EER D
- ❖ TWO DOUBLE BEDROOM PURPOSE BUILT FLAT
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.1 MILES FROM SANDILANDS TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EXTENSIVE COMMUNAL GARDENS
- ❖ FULLY DOUBLE GLAZED
- ❖ SHARE OF FREEHOLD WITH AN ULTRA LONG LEASE
- ❖ MOMENTS FROM LLOYD PARK



A well-presented two double bedroom ground floor purpose-built apartment situated within this highly desirable location, conveniently positioned only 0.5 miles from East Croydon train station and 0.1 miles from the Sandilands tram stop.

Forming part of this well-maintained development, this spacious property benefits from a Share of Freehold, has an ultra-long lease, is fully double glazed and boasts extensive communal gardens.

The accommodation comprises two double bedrooms each with fitted wardrobes, a three-piece bathroom suite, a stylish fitted kitchen and a large lounge/ dining room with Juliette balcony overlooking the communal grounds.

Furthermore, this property sits a short walk from the open green spaces of Lloyd park, is well connected for local bus routes, and is less than a mile from the plethora of shops, bars & restaurants in Croydon town centre. In our opinion this property would make an ideal first time buy or long-term investment.

