

# FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON

GUIDE PRICE £295,000



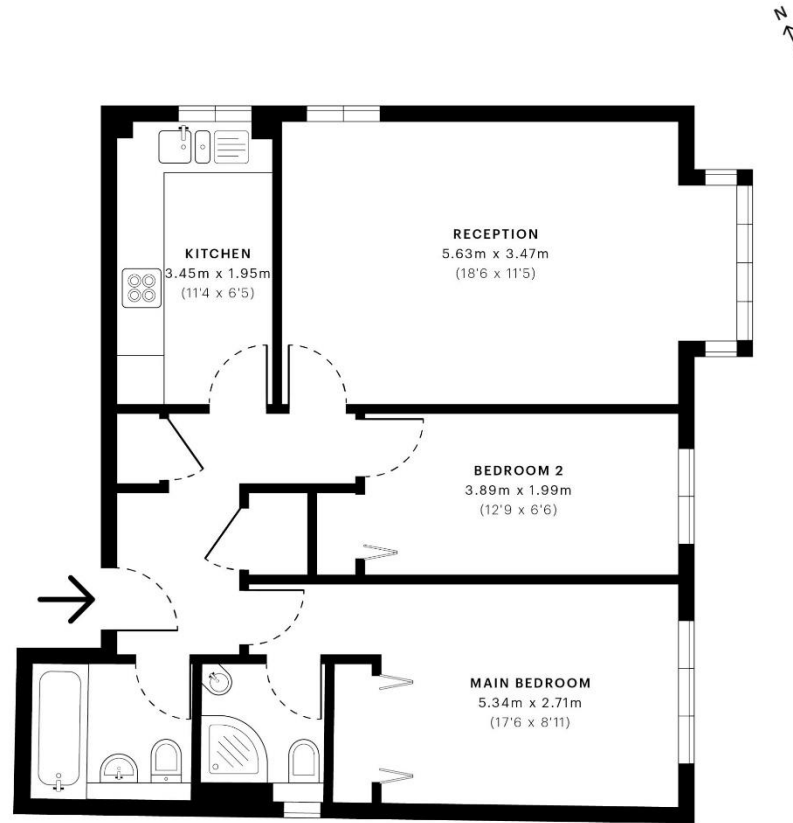












— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**61.58 sqm / 662.84 sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
**57.25 sqm / 616.23 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 63.00 sqm / 678.13 sqft  
IPMS 3C RESIDENTIAL 58.94 sqm / 634.42 sqft

SPIC ID: 615ae72564c58e0dd1ddd96f



- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ CHAIN FREE
- ❖ ALLOCATED OFF ROAD PARKING
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ TWO BATHROOMS
- ❖ DESIRABLE LOCATION
- ❖ EPC EER C

**\*\* Chain Free \*\*** A two double bedroom first floor purpose-built apartment, situated within this desirable residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

This bright & airy property enjoys good décor throughout, is fully double glazed and features a private parking space to the rear of the building, where there are several visitors' spaces too.

The accommodation comprises two double bedrooms each with fitted wardrobes, a stylish en-suite shower room, a modern family bathroom suite with shower over-bath, ample hallway storage, a separate fitted kitchen with modern white units, and a large bay-fronted lounge/ dining room.

Furthermore, this property sits within easy reach of the open green spaces of Lloyd Park and a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal first-time buy or buy-to-let investment. Viewers should also check-out the nearby secluded Normanton Meadows which gives local residents a fantastic greenspace to enjoy, which is perfect for a picnic.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		