

# FOLKLANDS



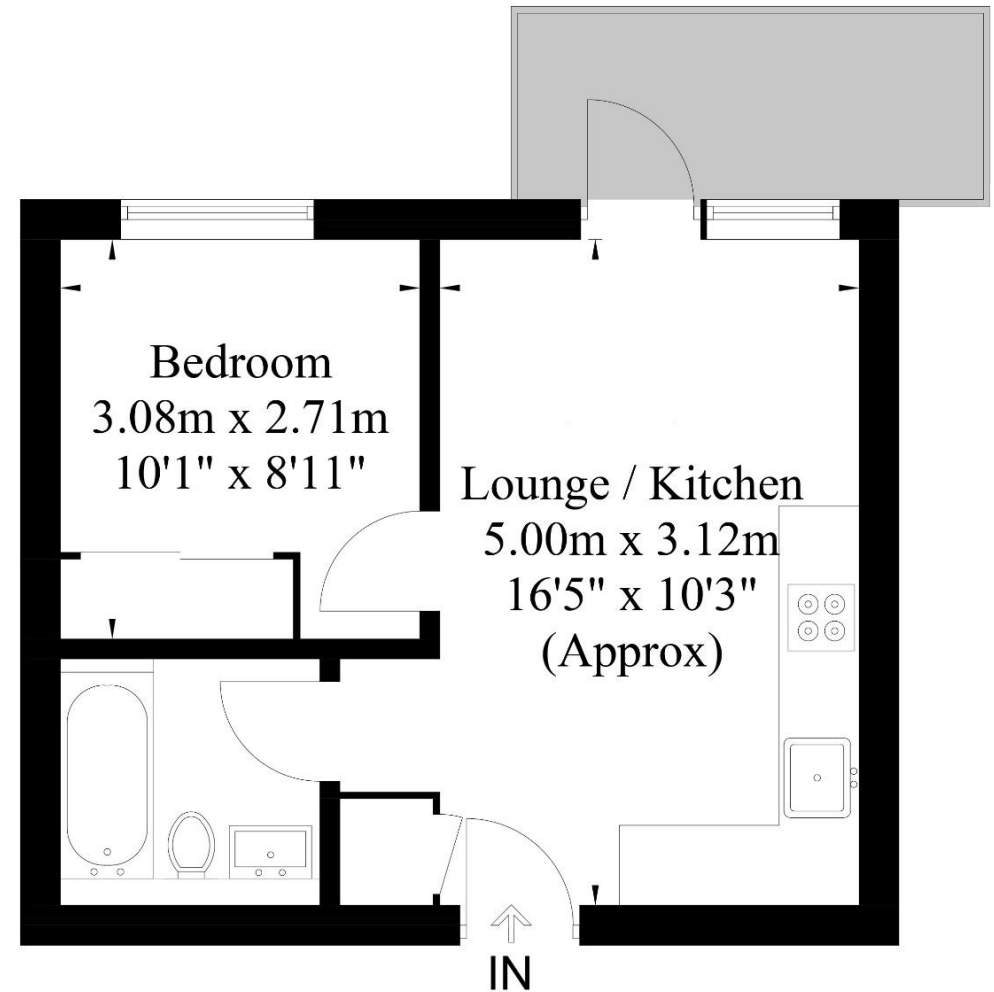
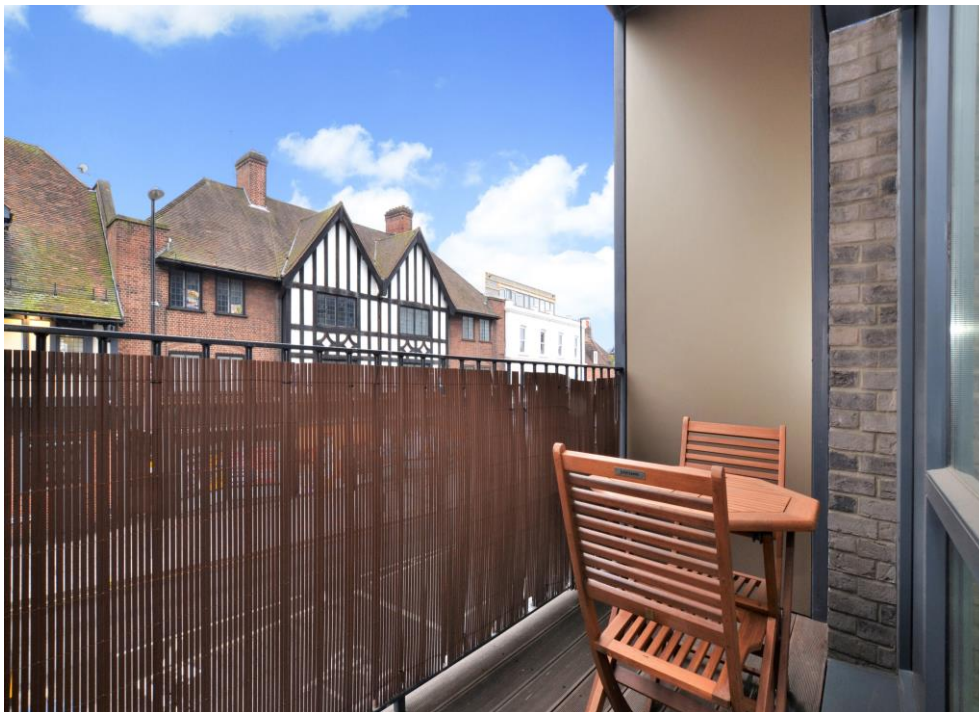
SOUTH END, CENTRAL CROYDON  
GUIDE PRICE £250,000





## Central Cross, South End, Croydon

Approximate Gross Internal Area = 30.3 sq m / 326 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID538767)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ ALLOCATED PARKING BAY
- ❖ SUPERBLY PRESENTED
- ❖ PRIVATE BALCONY
- ❖ HIGH SPECIFICATION
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ ULTRA LONG LEASE
- ❖ NEST CONTROLLED HEATING
- ❖ EPC EER B



**\*\* Chain Free \*\*** A superbly presented one double bedroom first floor purpose built apartment situated within this recently developed apartment complex, conveniently located only 0.4 miles from both South Croydon train station and the local tram stop.

This bright & airy property enjoys a high specification throughout, with hard wood flooring, Nest controlled heating, Bosch kitchen appliances, a private balcony, excellent double glazing, and an allocated parking bay. In our opinion this property would make a fantastic first time buy.

The accommodation comprises an open plan lounge/ dining room, a stylish fitted kitchen with integrated appliances & granite work surfaces, a double bedroom with a full range of fitted wardrobes, and a contemporary three piece bathroom suite.

Residents at Central Cross also have access to the superb residents facilities at nearby Green Dragon House which includes a private residents lounge, skyline roof gardens (with BBQs and seating).

Furthermore, the property sits within a short distance to a wide range of local shops, bars & restaurants, and within walking distance of Croydon town centre & East Croydon train station.

