

FOLKLANDS



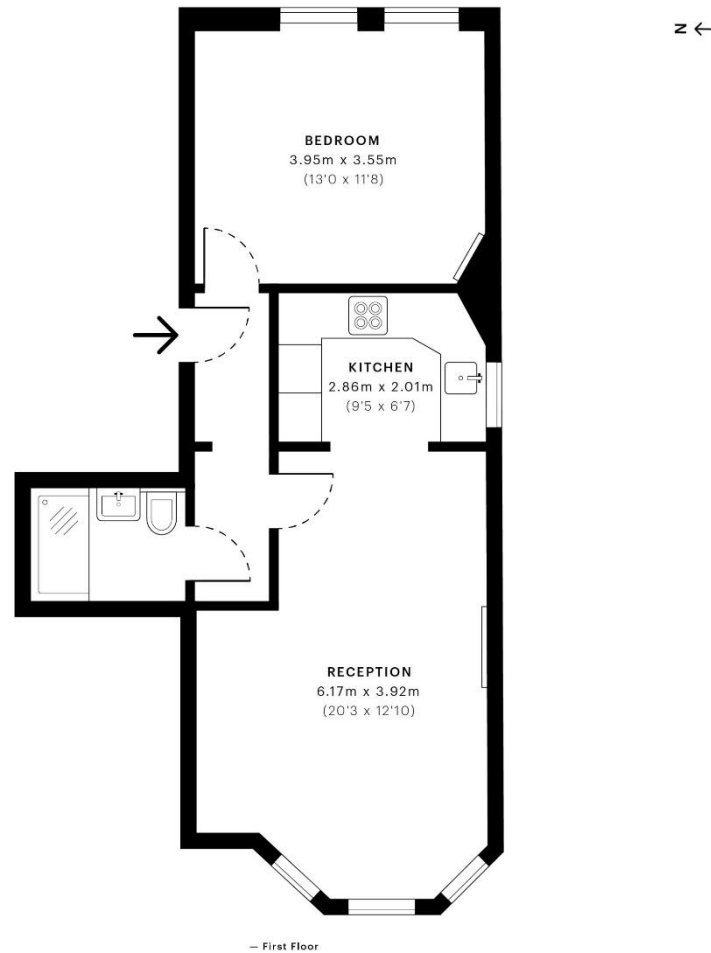
NORMANTON ROAD, SOUTH CROYDON
GUIDE PRICE £265,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
48.91 sqm / 526.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height.
46.95 sqm / 505.37 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 48.92 sqm / 526.57 sqft
IPMS 3C RESIDENTIAL 47.21 sqm / 508.16 sqft

SPEC ID: 5ff33b2c07fe290dbad68f94

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ SHARE OF FREEHOLD WITH AN ULTRA LONG LEASE
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE COMMUNAL GARDEN
- ❖ 20' LIVING ROOM WITH HIGH CEILINGS
- ❖ OFF STREET PARKING SPACE (FIRST COME FIRST SERVE)
- ❖ EPC EER E



A larger than average one double bedroom first floor conversion flat, situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

This bright & spacious apartment enjoys an excellent finish throughout, has a share of freehold & an ultra-long lease, and benefits from access to a shared off road parking bay to the front of the building. Externally there is a large communal garden for the residents to use.

The accommodation comprises one double bedroom with views over the rear garden, a stylish shower room with large walk-in cubicle, a contemporary fitted kitchen with built in appliances & extensive storage space, and a 20' bay-fronted lounge/dining room with high-ceilings & a feature fireplace.

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 long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		