

FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

GUIDE PRICE £225,000

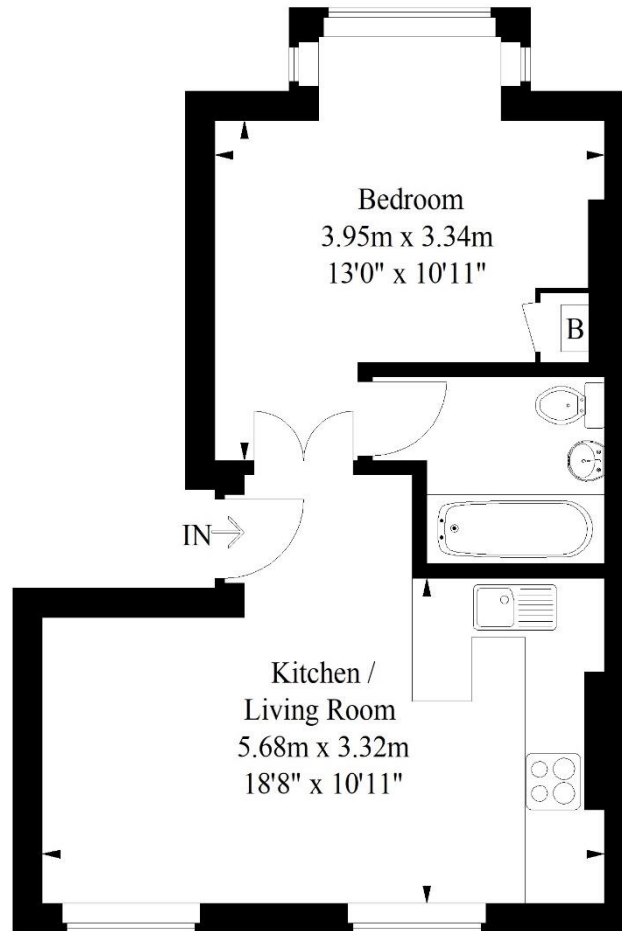






Heathfield Road, South Croydon

Approximate Gross Internal Area
37.7 sq m / 406 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ RESIDENTS OFF ROAD PARKING
- ❖ SHARE OF FREEHOLD
- ❖ LARGE LOUNGE/KITCHEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ ACCESS TO COMMUNAL GARDEN
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER D

**** Chain Free **** A well-presented one double bedroom first floor apartment situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station & nearby several local bus routes.

This bright & airy apartment is offered to the market chain free, it benefits from residents off-road parking, gas central heating and is fully double glazed. Externally residents have access and shared use of the communal garden.

The accommodation comprises one double bedroom with a large bay window, a modern three-piece bathroom suite with shower over-bath, and a spacious open-plan kitchen/living room with breakfast bar.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill park which is arguably one of Croydon's most popular green spaces. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		