

FOLKLANDS

SELSDON ROAD, SOUTH CROYDON
GUIDE PRICE £285,000



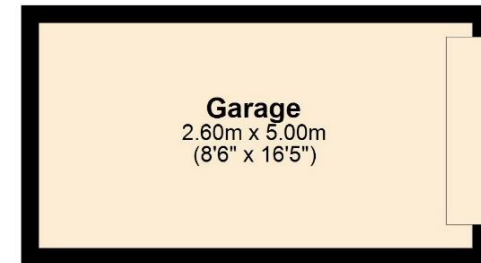
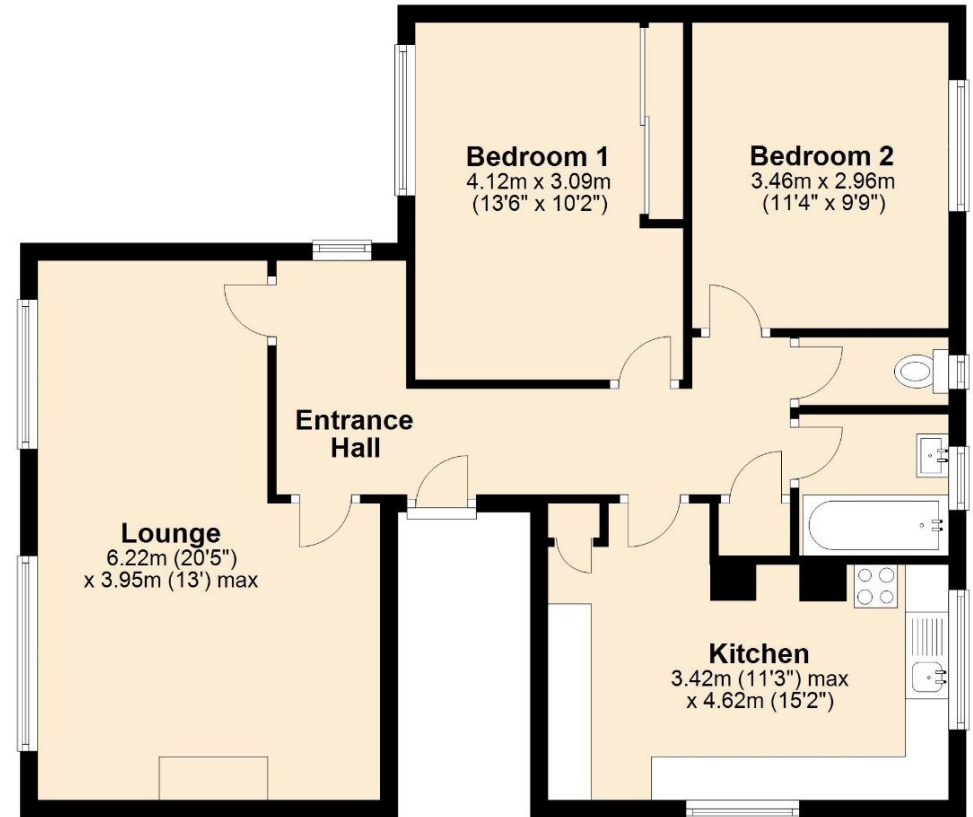






Second Floor

Approx. 87.9 sq. metres (946.5 sq. feet)



Total area: approx. 87.9 sq. metres (946.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ LARGE TWO BEDROOM APARTMENT - TOP FLOOR
- ❖ SHARE OF FREEHOLD WITH AN ULTRA-LONG LEASE
- ❖ PRIVATE GARAGE & ACCESS TO COMMUNAL GARDEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE KITCHEN/BREAKFAST ROOM
- ❖ SCOPE TO CREATE A THIRD BEDROOM (SUBJECT TO APPROVALS)
- ❖ WELL MANAGED DEVELOPMENT
- ❖ MOMENTS FROM SEVERAL LOCAL BUS ROUTES
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER D



A particularly spacious two double bedroom top floor apartment situated within this well-maintained block, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from the local Tram stop, and nearby to several well served bus routes.

Set back from the road, this bright & airy property is double glazed throughout, it has a modern gas central heating system and there is ample storage space. Externally, there is a private flower bed to tend, access to the communal garden, and a well-maintained private garage. With the addition of a stud-wall, there is scope to convert the living room space to create a third bedroom (subject to the usual permissions).

The accommodation comprises two double bedrooms, a large 20' living room with two points of entry (Allowing for an easy conversion), ample hallway storage, a 15'2 kitchen/breakfast room, and a bathroom with a separate WC.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants, and is within walking distance to Lloyd Park, Park Hill Park and Croham Hurst Woods. For those with the appetite to complete some refurbishment work, we feel that this property would make the perfect first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		