

FOLKLANDS



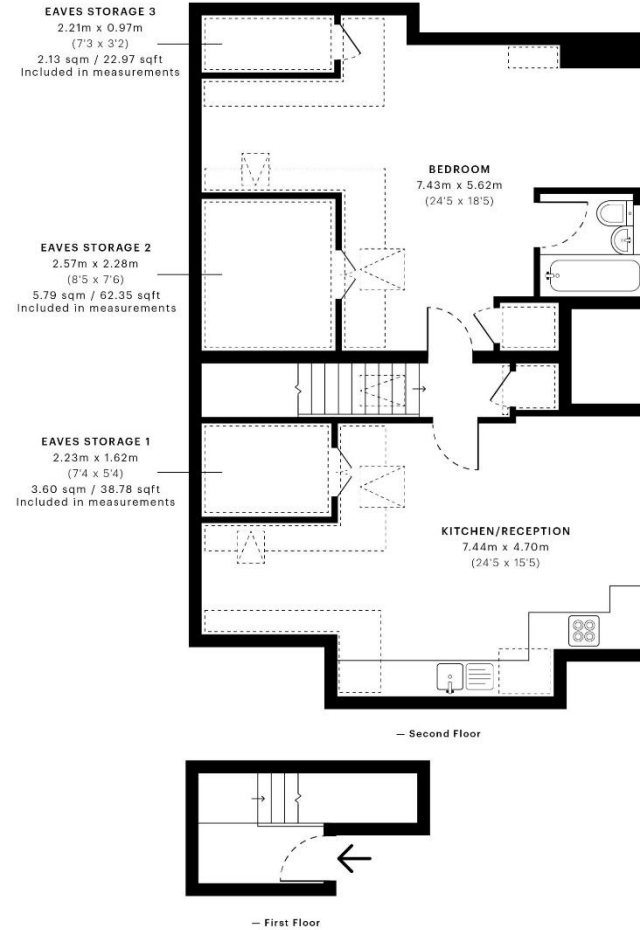
CROHAM ROAD, SOUTH CROYDON

GUIDE PRICE £230,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
81.34 sqm / 875.54 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.65 sqm / 674.36 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
23.09 sqm / 248.54 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 78.25 sqm / 842.28 sqft
IPMS 3C RESIDENTIAL 74.28 sqm / 799.54 sqft

SPEC ID: 62e93e4e3d394b0de6516639

- ❖ ONE DOUBLE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ NO CHAIN
- ❖ STEPS AWAY FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ BRIGHT & SPACIOUS
- ❖ LONG LEASE
- ❖ AMPLE STORAGE
- ❖ NEWLY DECORATED THROUGHOUT
- ❖ EPC EER D

**** Chain Free **** A spacious one double bedroom top floor conversion flat, conveniently located only moments from South Croydon train station and nearby an abundance of local amenities.

This bright & airy property is offered to the market with a long lease, it has been newly decorated throughout, and benefits from excellent storage space.

The accommodation comprises one double bedroom with two large eaves cupboards, a stylish three-piece bathroom suite, several further fitted cupboards, and a large lounge/kitchen with a modern fitted kitchen.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter, and walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. 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		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		