

FOLKLANDS



CONNERSVILLE WAY, CROYDON

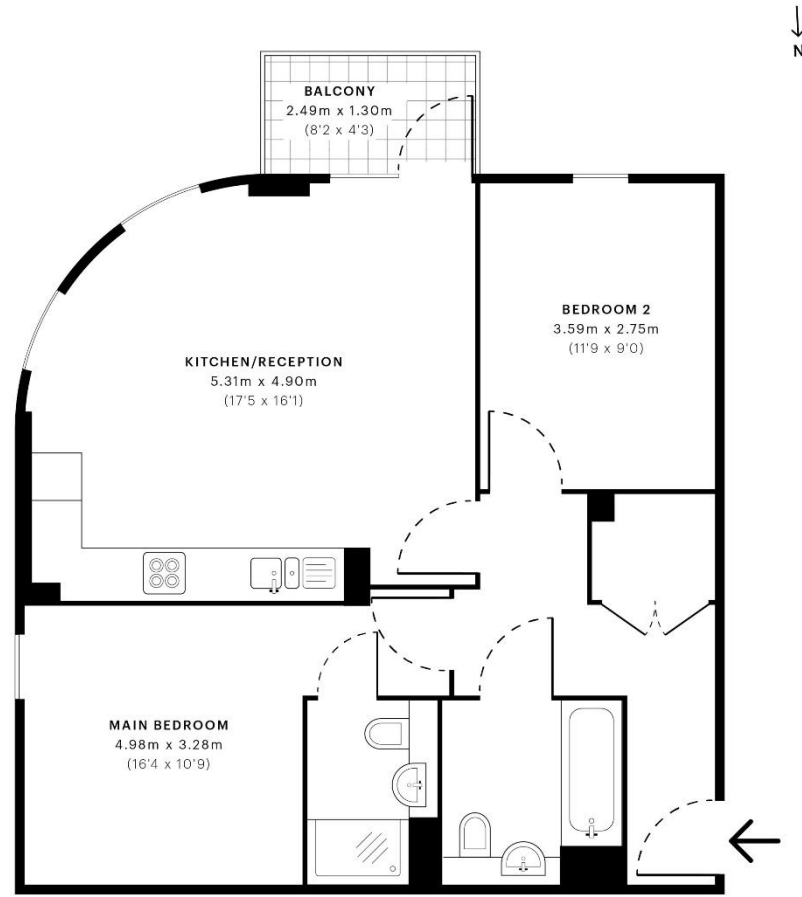
GUIDE PRICE £300,000











GROSS INTERNAL AREA (GIA)
The total area of the property
65.18 sqm / 701.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes mezzanine, structural steel height
62.52 sqm / 672.96 sqft

EXTERNAL STRUCTURAL FEATURES
Terraces, terraces, verandas etc.
3.15 sqm / 33.92 sqft

RESTRICTED HEAD HEIGHT
Structural clear areas under 2.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors Property Measurement Standards.
Pipes and gutters etc. 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.

RPS 10 RESIDENTIAL: 01.09 sqm / 112.84 sqft
RPS 10 RESIDENTIAL: 06.22 sqm / 712.79 sqft

SPEC ID: 56396f097f2a5850e3fda41f2

- ❖ CHAIN FREE
- ❖ TWO DOUBLE BEDROOMS & TWO BATHROOMS
- ❖ FIRST FLOOR FLAT WITH BALCONY
- ❖ VIEWS OVER THE STREAM & LOCAL PARK
- ❖ GATED UNDERGROUND PARKING SPACE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM WADDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ CONCIERGE SERVICE
- ❖ EPC EER B

**** Chain Free ** Gated Underground Parking Space ** 701 SQFT ****
 A particularly well presented two double bedroom first floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station. The local Tram stop provides direct services to West Croydon (6 minutes), East Croydon (11 minutes) and Wimbledon (22 minutes).

This larger than average apartment boasts a 17'5 x 16'1 kitchen/living room with floor-to-ceiling glazing, it has a high energy rating and ample hallway storage. Additionally, residents of this apartment will benefit from the developments concierge service and have access to well-kept communal grounds.

The accommodation comprises a spacious master bedroom with en-suite shower room, a further double bedroom, a stylish three-piece bathroom suite, a sizeable utility cupboard with plenty of storage space, and a large open-plan living room with a contemporary fitted kitchen. Externally, the property features a private balcony which affords pleasant views over the local stream & Wandle Park and boasts an allocated parking bay in the gated undercroft carpark.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores (and the newly opened Aldi & Lidl stores), it is approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		