

FOLKLANDS



CAITHNESS WALK, CROYDON

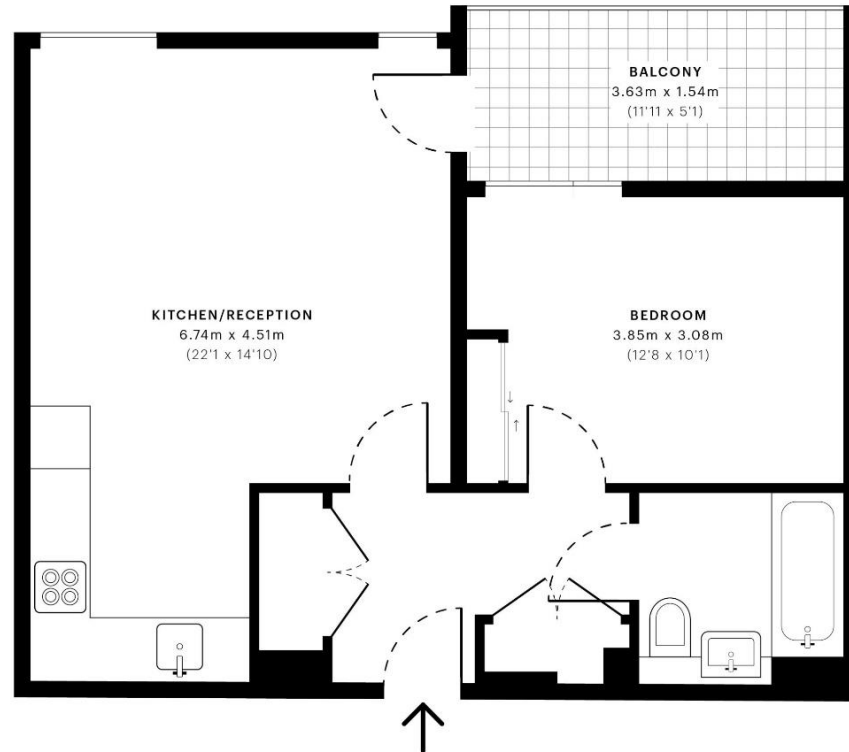
GUIDE PRICE £320,000











— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.75 sqm / 535.50 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.46 sqm / 500.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.55 sqm / 59.74 sqft

RESTRICTED HEAD HEIGHT:
Limited use area under 1.5 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 55.36 sqm / 595.89 sqft
IPMS 3C RESIDENTIAL 52.70 sqm / 567.26 sqft

spec id 5f3a99862907e90da0c5f312

- ❖ ONE DOUBLE BEDROOM
- ❖ FIFTH FLOOR APARTMENT
- ❖ LARGE PRIVATE BALCONY
- ❖ RESIDENTS ROOF GARDEN & COMMUNAL GROUNDS
- ❖ SECONDS AWAY FROM EAST CROYDON TRAIN STATION
- ❖ 535 SQFT OF ACCOMMODATION
- ❖ STYLISH & CONTEMPORARY DESIGN
- ❖ FLOOR TO CEILING DOUBLE GLAZED WINDOWS
- ❖ 22' X 14' OPEN-PLAN LIVING ROOM
- ❖ EPC EER B

**** A commuters Paradise **** A beautiful one double bedroom fifth floor apartment situated within this signature development, conveniently located moments away from East Croydon train station, which provides fast links to London Victoria, London Bridge, Kings Cross and Gatwick Airport.

This bright & spacious apartment offers 535 sqft of floor space, features a large West facing balcony, has ample storage space, and boasts a high specification throughout. Additionally, residents' benefit from an on-site manager, access to a wonderful roof garden with far reaching views, communal gardens to the ground floor, and cycle storage.

The accommodation comprises a spacious 22' x 14' open-plan lounge/kitchen/diner with integrated appliances, a separate utility cupboard, a double bedroom with a large range of fitted wardrobes, a further hallway cupboard, and a well appointed bathroom suite with shower over bath. The 11' private balcony sits to the rear of the building and benefits from a Westerly aspect, ideal for the afternoon and evening sun.

Furthermore, this property sits moments away from the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. This apartment block sits in East Croydon's most prime location and for that reason we feel it would make a wonderful home and long-term investment, as Croydon undergoes its substantial regeneration.

