

# FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £320,000





BOSCH

Excel

Control Panel with digital display and various buttons.







— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**61.29 sqm / 659.72 sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
**57.46 sqm / 618.49 sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.00 sqm / 0.00 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 61.93 sqm / 666.61 sqft  
IPMS 3C RESIDENTIAL 58.59 sqm / 630.66 sqft

SPEC ID 5f0ef0bd6048280a5dce0ea8

- ❖ TWO DOUBLE BEDROOM MAISONETTE
- ❖ CHAIN FREE
- ❖ 997 YEAR LEASE WITH A SHARE OF FREEHOLD
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ NEWLY FITTED KITCHEN & BATHROOM
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER C

**\*\* Chain Free \*\* Private Garden \*\*** A well presented two double bedroom ground floor purpose-built maisonette, conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station.

Offered to the market with a Share of Freehold and brand new 997 year lease. This light and airy property benefits from sole ownership of the front garden, a private entrance, ample storage space, and good decor throughout. Having been recently modernised, this property also boasts a newly fitted kitchen and bathroom.

The accommodation comprises two double bedrooms, a well-proportioned lounge/dining room with patio doors and a feature fireplace, a stylish fitted kitchen and a contemporary three-piece bathroom suite. Externally the property features a private garden which would offer the future purchaser scope to create a parking space to the rear.

Furthermore, this property sits moments from the local gym, with a wide range of local amenities nearby, is well connected with local bus routes and only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.

