

FOLKLANDS



FRANKLIN WAY, CROYDON

GUIDE PRICE £240,000

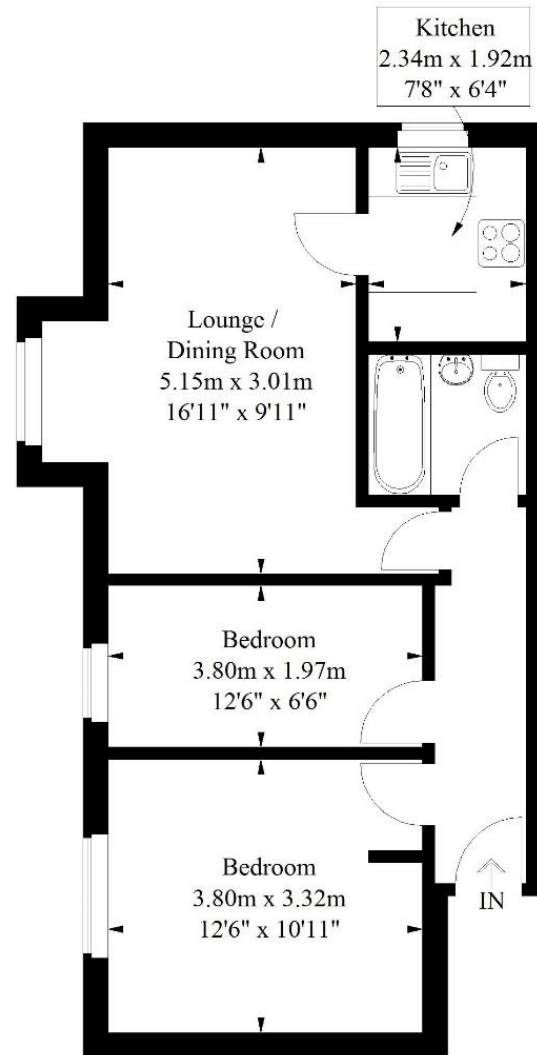




Franklin Way, Croydon

Approximate Gross Internal Area

53.1 sq m / 571 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ TWO BEDROOM PURPOSE BUILT FLAT
- ❖ GROUND FLOOR
- ❖ ALLOCATED PARKING BAY
- ❖ MOMENTS FROM THERAPIA LANE TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NEWLY FITTED KITCHEN
- ❖ RE-CARPETED THROUGHOUT
- ❖ DOUBLE GLAZED

A well presented two bedroom purpose built apartment situated within this quiet cul-de-sac, conveniently located moments from Therapia Lane tram stop which offers a frequent service with journey times of just 18 minutes to Wimbledon mainline station and 10 minutes to West Croydon station.

Offered to the market with no onward chain this bright & airy apartment boasts a newly fitted kitchen, is fully double glazed, has an allocated parking space, and benefits from 97 years remaining on the lease.

The accommodation comprises two bedrooms, a smart three piece bathroom suite, a stylish fitted kitchen and a large lounge/ dining room.

Furthermore, this property sits a short distance to the wide variety of shops, restaurants and recreational activities at Valley park retail complex, which sits alongside Croydon's IKEA mega store. In our opinion this property would make a perfect first time buy.

