

FOLKLANDS



CASCADES, FORESTDALE

GUIDE PRICE £225,000

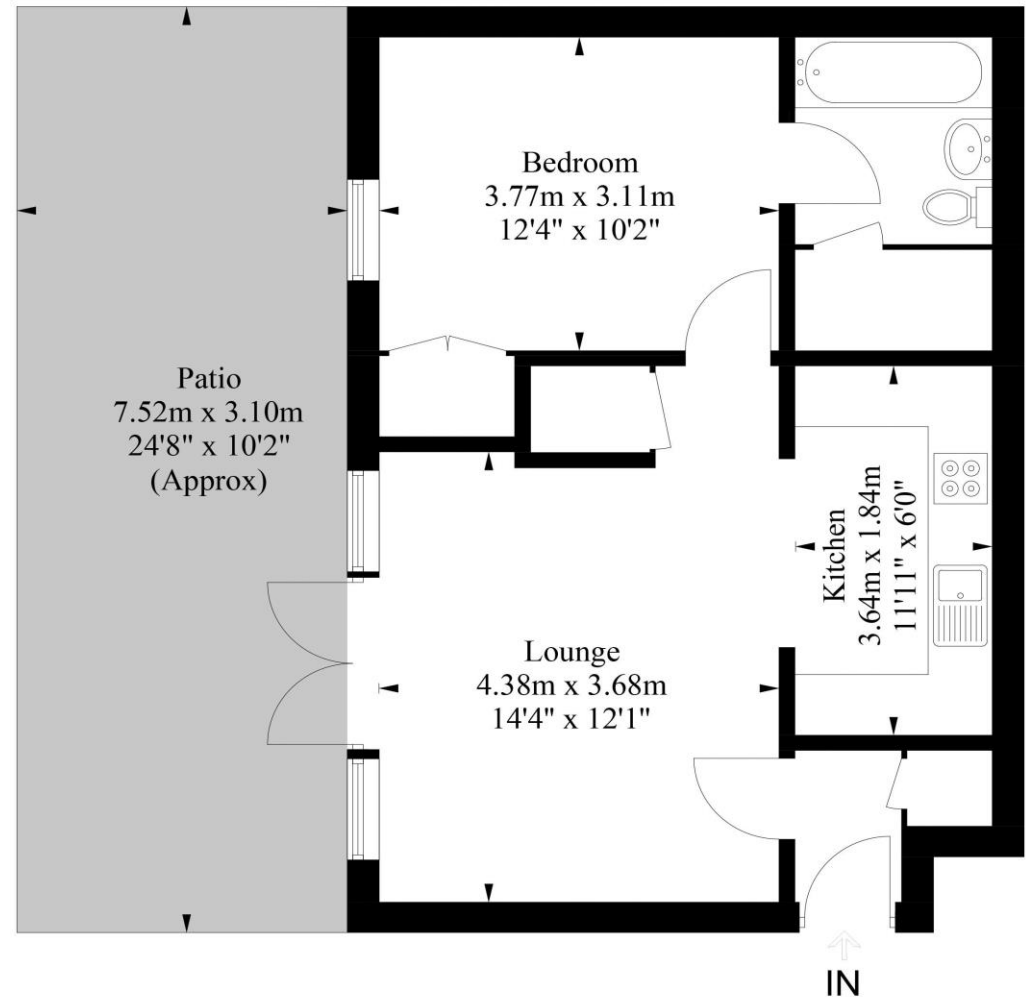






Cascades, Croydon

Approximate Gross Internal Area = 49 sq m / 527 sq ft



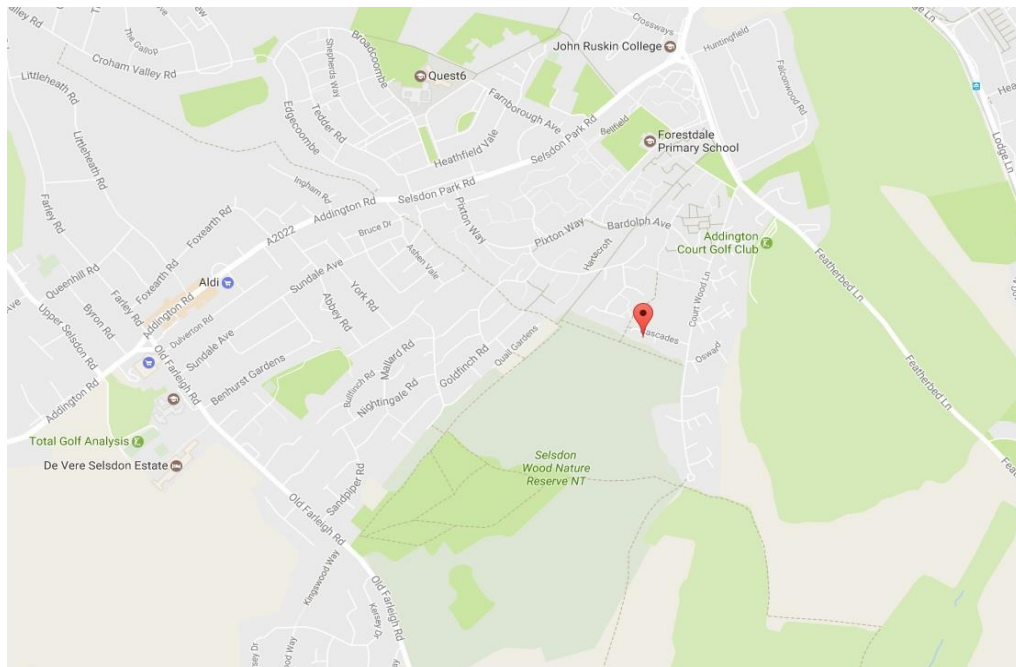
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID327780)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ PRIVATE PATIO GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ 527 SQFT OF FLOOR SPACE
- ❖ AMPLE STORAGE
- ❖ ALLOCATED PARKING BAY
- ❖ BEAUTIFUL COMMUNAL LAWN
- ❖ QUIET LEAFY LOCATION
- ❖ WELL PRESENTED
- ❖ PURPOSE BUILT FLAT



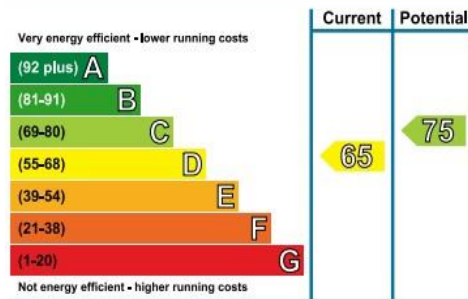
A well presented one double bedroom ground floor purpose built apartment situated within this quiet cul-de-sac in the leafy Forestdale area of Croydon. Conveniently located, the property sits moments from the 353 Bus route providing easy access to the Gravel hill tram stop or direct to Hayes train station and the 433 Bus route that provides a direct route to East Croydon train station.

This bright & spacious property enjoys a southerly aspect, a private patio garden which leads directly onto beautiful communal lawns, a share of freehold, a low monthly service charge, ample storage space and an allocated under-croft parking space.

The accommodation comprises one double bedroom with built in wardrobe, a three piece bathroom suite with large airing cupboard, a modern fitted kitchen, a large external storage cupboard and a spacious lounge/ dining room with patio doors leading onto the private garden area and communal lawns.

Furthermore, this property sits on the edge of Selsdon nature reserve, 0.8 miles from Gravel hill tram stop and less than one mile from the shops, cafes and supermarkets in Selsdon town centre. In our opinion this property would make an ideal first time buy or long term investment.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 129 | ✓ |
| 2 Floor Insulation | £800 - £1,200 | £ 120 | ✓ |
| 3 Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £ 39 | ✓ |