

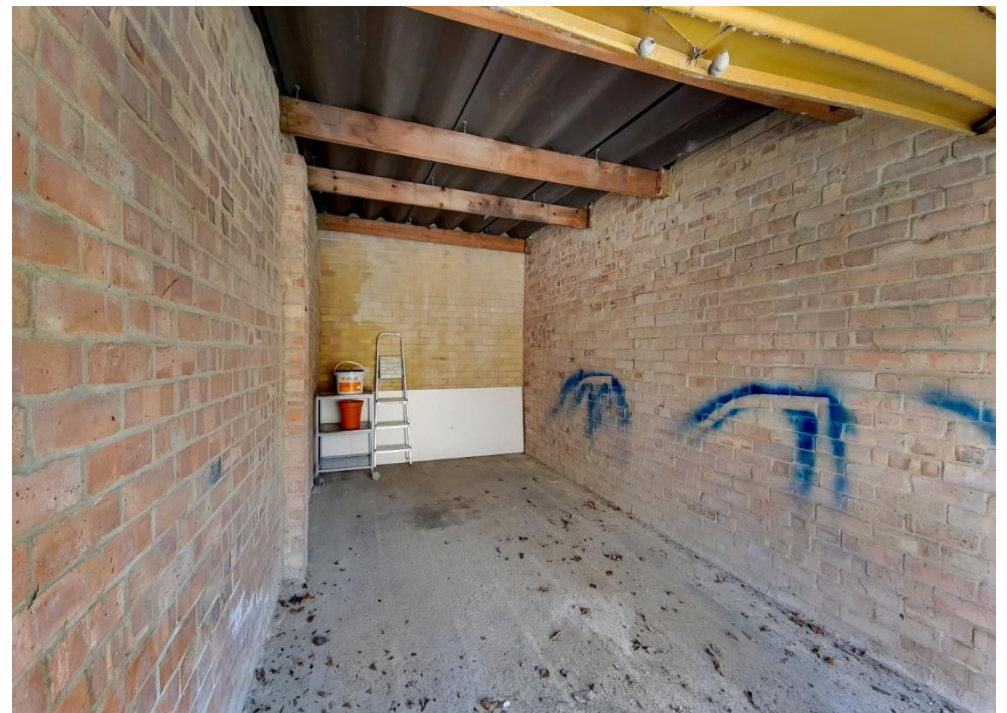
FOLKLANDS



GREEN ACRES, PARKHILL
GUIDE PRICE £250,000

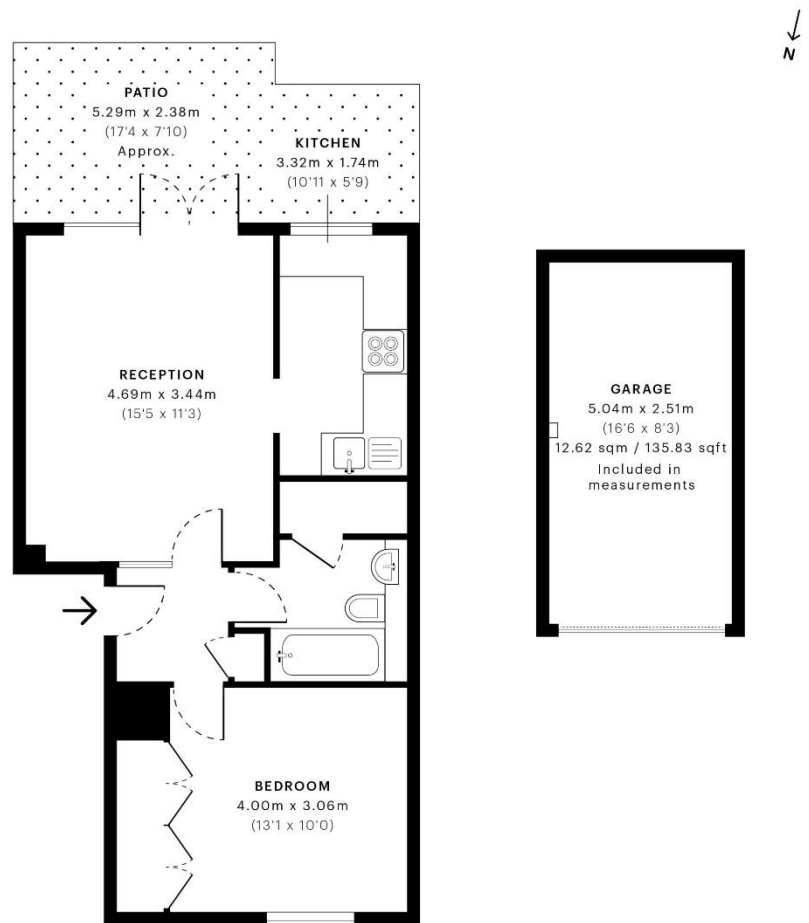












— Ground Floor

 GROSS INTERNAL AREA (GIA) The footprint of the property 55.86 sqm / 601.27 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 41.37 sqm / 445.30 sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	 RESTRICTED HEAD HEIGHT Limited use areas 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 55.86 sqm / 601.27 sqft
IPMS 3C RESIDENTIAL 53.99 sqm / 581.14 sqft
spec id 6239a9affa071e0de43ab72f

- ❖ ONE BEDROOM
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ CUL-DE-SAC LOCATION
- ❖ PRIVATE GARAGE & OFF-STREET PARKING FOR ONE CAR
- ❖ LONG LEASE
- ❖ 0.4 MILES TO SANDILANDS TRAM STOP
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ PRIVATE SOUTH FACING PATIO GARDEN & COMMUNAL LAWNS
- ❖ EPC EER E



**** Chain Free **** A well-presented one double bedroom ground floor purpose-built apartment situated within this popular cul-de-sac in the desirable Park Hill area of Croydon, conveniently located only 0.4 miles from Sandilands tram stop and approximately 0.6 miles from East Croydon train station.

This bright & spacious property is offered to the market with a long lease, it has a private garage en-bloc, and boasts a private south facing patio garden that opens onto the well-tended communal lawns. Additionally, the property is fully double glazed, it sits within a well-maintained development, and features off-road parking for one car within the development.

The accommodation comprises one double bedroom with a range of fitted wardrobes, ample hallway storage, a modern three-piece bathroom suite with utility cupboard, a smartly presented separate kitchen, and a spacious lounge/dining room with patio doors leading onto the garden.

Furthermore, this property sits nearby the local convenience store, it is a short walk from both Lloyd Park & Park Hill Park and is approximately one mile from Croydon town centre with its plethora of shops, bars & restaurants. We feel that this property will make an excellent first time buy, or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		