

FOLKLANDS

CHERRY ORCHARD ROAD, EAST CROYDON
GUIDE PRICE £400,000

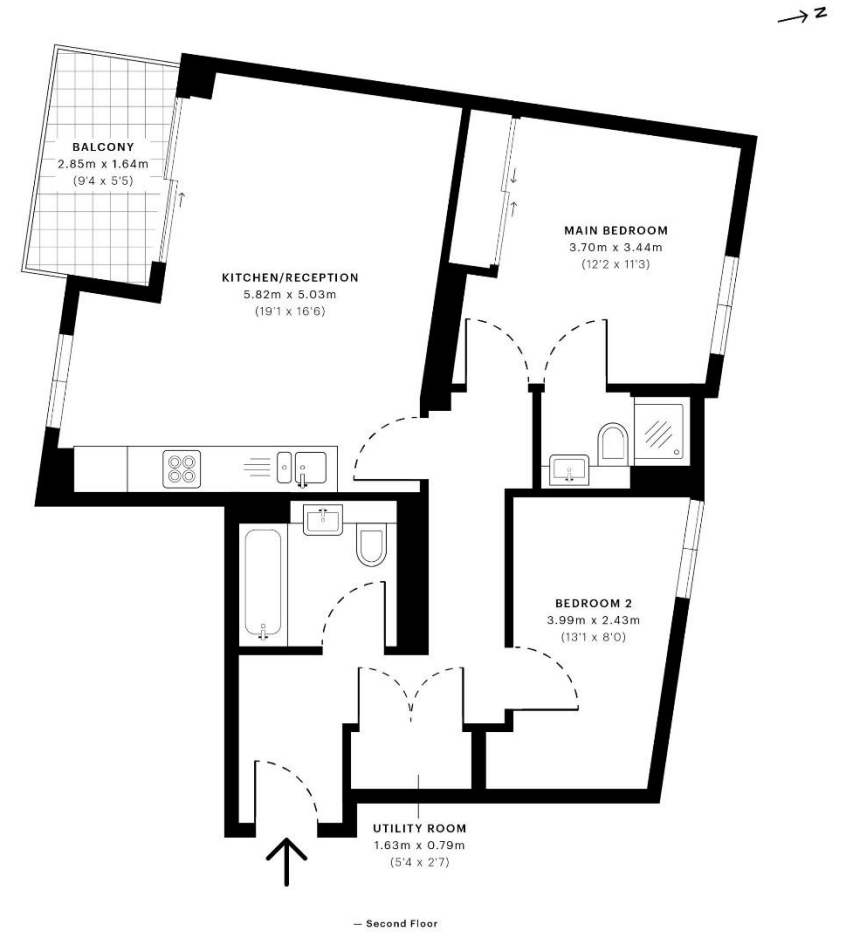
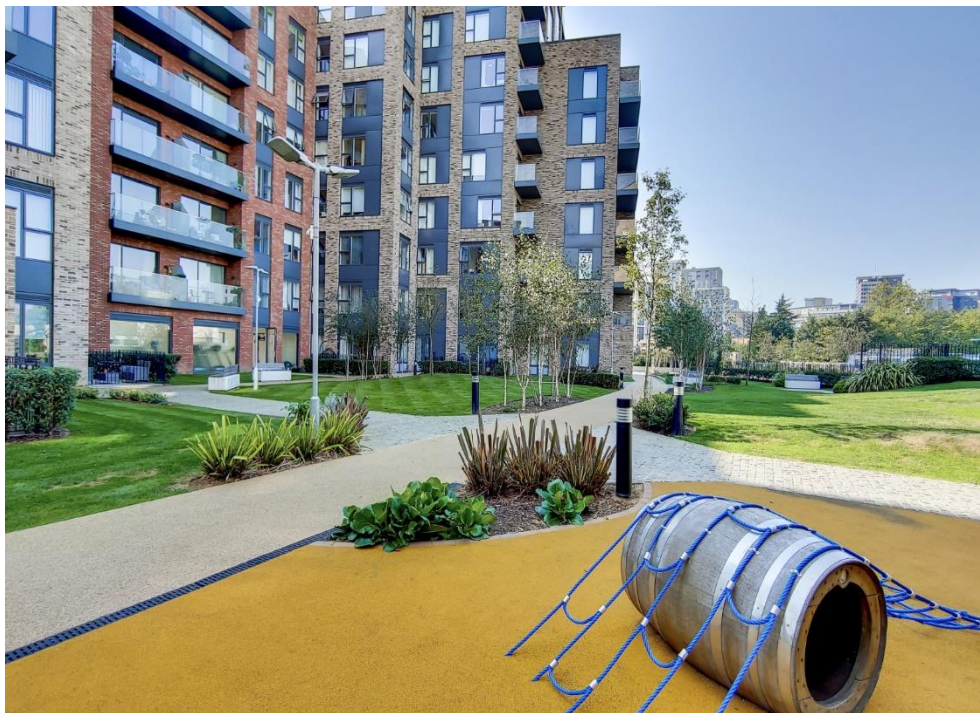












GROSS INTERNAL AREA (GIA)
The footprint of the property
68.61 sqm / 738.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.19 sqm / 680.17 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.54 sqm / 48.87 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

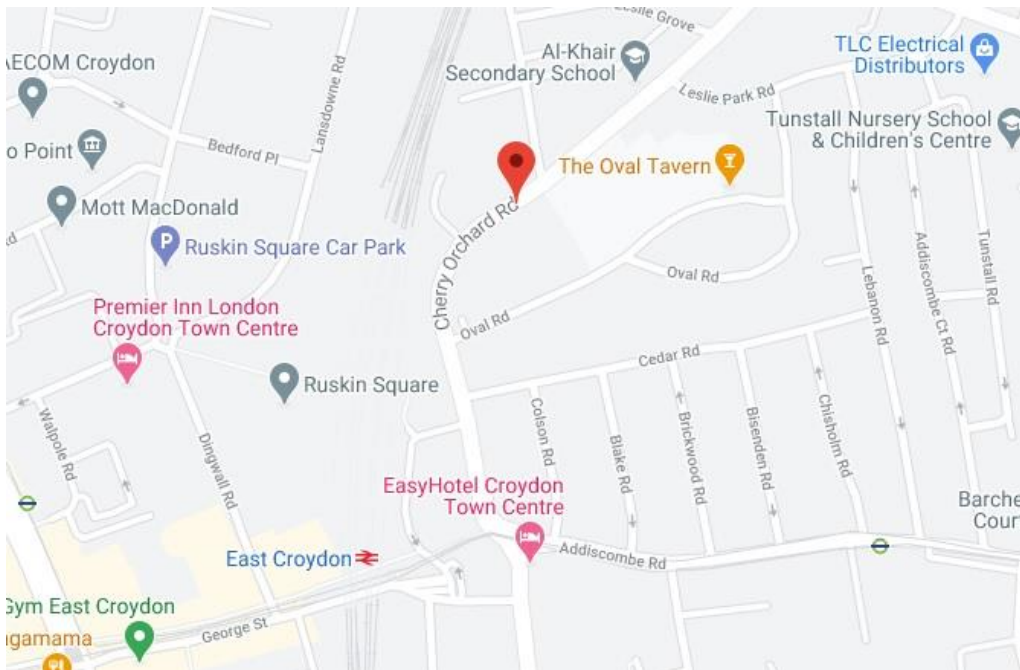


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

WMS 3B RESIDENTIAL 72.92 sqm / 784.90 sqft
WMS 3C RESIDENTIAL 68.96 sqm / 742.28 sqft

spec id: 5f5218884a3ae40dc22dcta9

- ❖ TWO DOUBLE BEDROOMS
- ❖ SECOND FLOOR APARTMENT
- ❖ TWO BATHROOMS
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PRIVATE BALCONY
- ❖ RESIDENTS GYMNASIUM
- ❖ ON SITE CONCIERGE
- ❖ ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ EPC EER B



A superbly presented two double bedroom second floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (16 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the residents gymnasium, has lift access, an ultra-long lease, cycle housing, ample storage, and boasts a highly economical heating/ cooling system.

The accommodation comprises a master bedroom with a large fitted wardrobe & en-suite shower room, a second double bedroom, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 19' x 16' open plan kitchen/ living room featuring a contemporary kitchen with composite work surfaces and fitted appliances.

Externally the property enjoys a spacious balcony with views over the communal grounds and an aspect that captures the afternoon and evening sunshine. Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.

