

FOLKLANDS



BRAMLEY HILL, SOUTH CROYDON

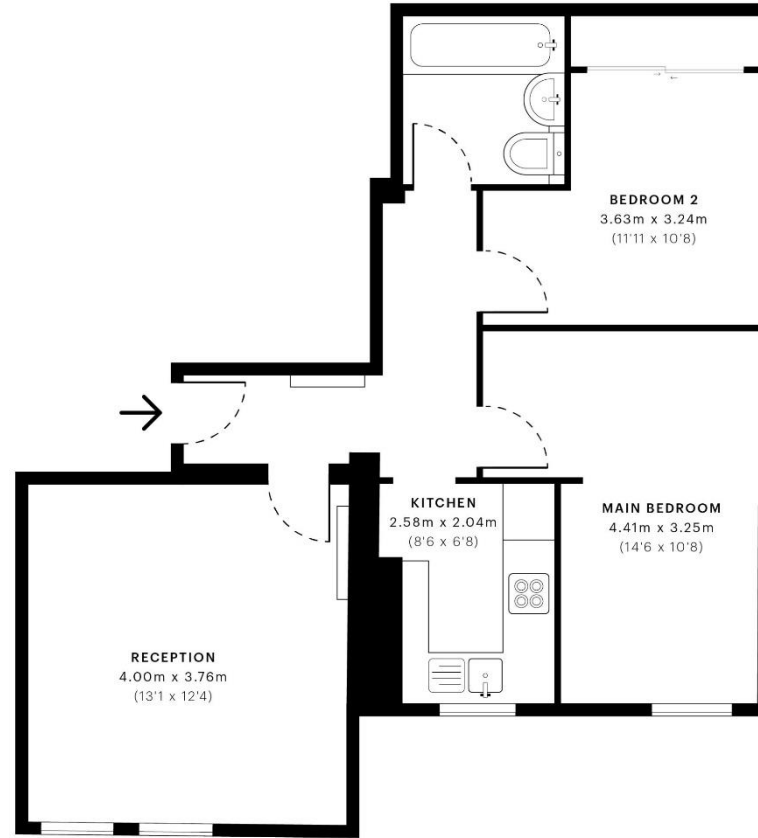
GUIDE PRICE £285,000







→ Z



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
54.65 sqm / 588.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
50.41 sqm / 542.01 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 55.13 sqm / 593.41 sqft
IPMS 3C RESIDENTIAL 50.89 sqm / 547.76 sqft

SPEC ID: 02b483b852af250dc816706b

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ ALLOCATED PARKING SPACE
- ❖ CHAIN FREE
- ❖ LONG LEASE
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM WADDON TRAIN STATION
- ❖ LARGE COMMUNAL LAWNS
- ❖ HIGH CEILINGS & LARGE WINDOWS
- ❖ EPC EER C

**** Chain Free **** A well presented two double bedroom first floor conversion flat, forming part of this charming detached Victorian building, conveniently located only 0.6 miles from South Croydon train station and 0.5 miles from Waddon train station.

This bright & airy apartment is offered to the market with a long lease, it has an allocated parking bay, high ceilings, and large windows. Externally, residents have access to a large communal lawn.

The accommodation comprises 14'6 master bedroom, a second double bedroom with floor to ceiling fitted wardrobes, a modern three-piece bathroom suite with shower over bath, a smart fitted kitchen with small breakfast bar, and a spacious lounge/dining room.

Furthermore, this property sits within an easy reach of the open green spaces of both Duppas Hill & Purley Way Playing Fields and is a short distance to the plethora of shops, cafes & restaurants in South Croydon. 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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		