

FOLKLANDS

BIRCHEND CLOSE, SOUTH CROYDON
GUIDE PRICE £300,000

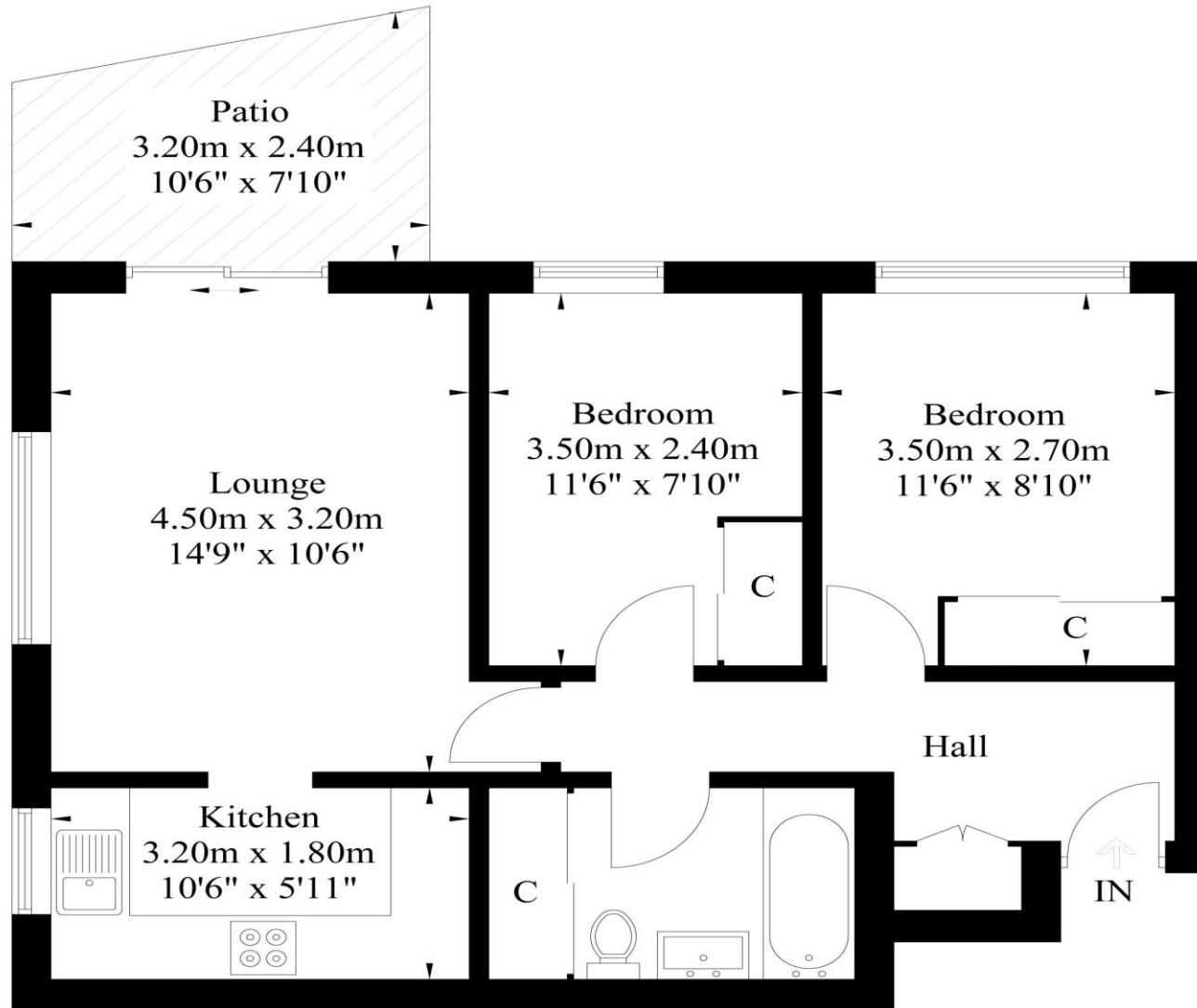






Birchend Close, South Croydon

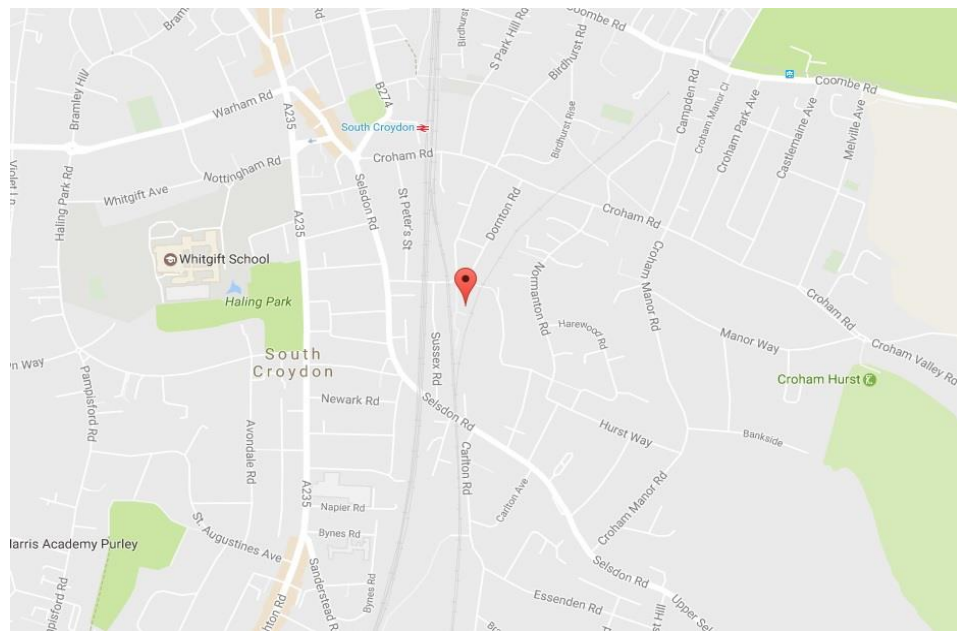
Approximate Gross Internal Area = 53.5 sq m / 576 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID315431)

- ❖ EPC EER C
- ❖ GROUND FLOOR PURPOSE BUILT APARTMENT
- ❖ PRIVATE DEVELOPMENT
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ ALLOCATED PARKING BAY
- ❖ COMMUNAL GYM & SAUNA ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE PATIO
- ❖ DOUBLE GLAZED
- ❖ IDEAL FIRST TIME BUY



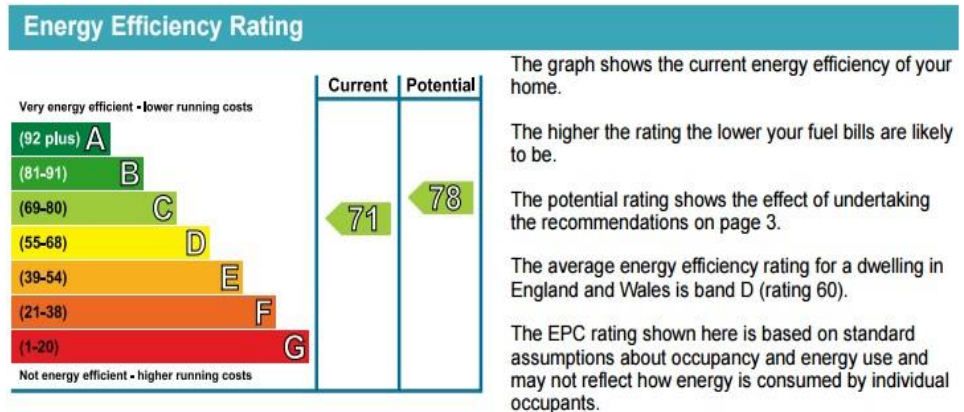
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A superbly presented two bedroom ground floor purpose built apartment situated within this popular cul-de-sac development, conveniently located only 0.3 miles from South Croydon train station.

This bright & airy apartment enjoys a South/ Westerly facing aspect, a long lease, is double glazed throughout, boasts a private patio, allocated parking bay and benefits from the use of an on-site communal gym & sauna room.

The accommodation comprises two bedrooms each with fitted wardrobes, a stylish bathroom suite, contemporary fitted kitchen and a spacious living room with space for a dining table and sliding double glazed doors leading onto the private patio area.

Furthermore, this property sits a short distance from a range of shops, bars and restaurants. In our opinion this property would make an ideal first time buy.



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 Floor Insulation | £800 - £1,200 | £ 246 | ✓ |
| 2 Low energy lighting for all fixed outlets | £60 | £ 84 | |