

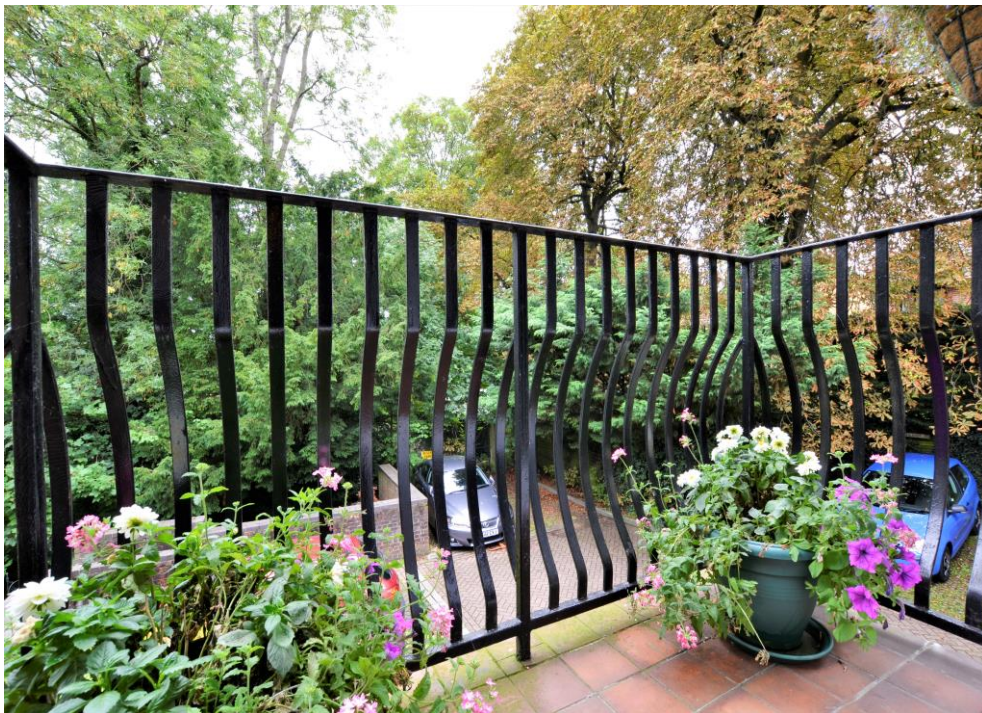
FOLKLANDS



Reedham
Court

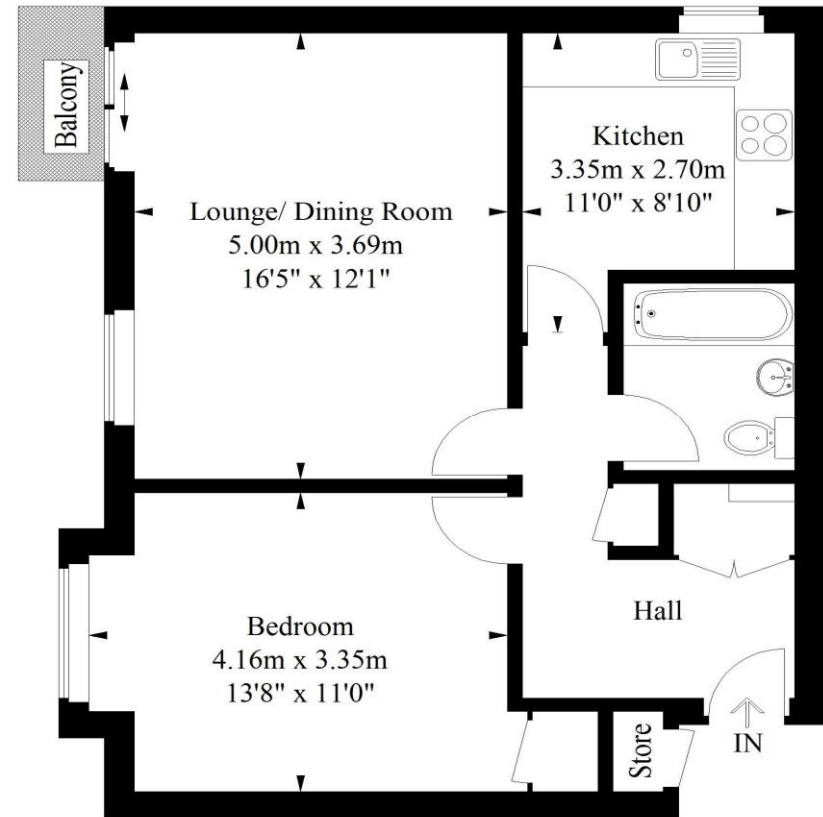
AVELING CLOSE, REEDHAM
GUIDE PRICE £237,500





Aveling Close, Reedham

Approximate Gross Internal Area (Excluding Store)
54.9 sq m / 591 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ FIRST FLOOR APARTMENT
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE LOUNGE/ DINING ROOM
- ❖ 591 SQFT OF FLOOR SPACE
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ 0.1 MILE FROM REEDHAM TRAIN STATION
- ❖ 0.6 MILES FROM PURLEY TOWN CENTRE
- ❖ CUL-DE-SAC LOCATION

A well presented one double bedroom first floor purpose built apartment situated within this cul-de-sac location, only 0.1 miles from Reedham train station and circa 0.6 miles from Purley town centre.

This particularly spacious property is offered to the market with a share of freehold, benefits from an allocated parking bay, is double glazed throughout, boasts ample storage space and forms part of this well maintained development. In our opinion, this property would make an ideal first time buy or long-term investment.

The accommodation comprises one double bedroom with built in wardrobe cupboard, hall storage cupboards, a three-piece bathroom suite, separate fitted kitchen and a large lounge/ dining room with sliding doors leading onto a private balcony.

Furthermore, this property sits a short distance to a range of local conveniences, a large gym complex and provides easy access along the Brighton road to the M23 and in turn the M25.

