

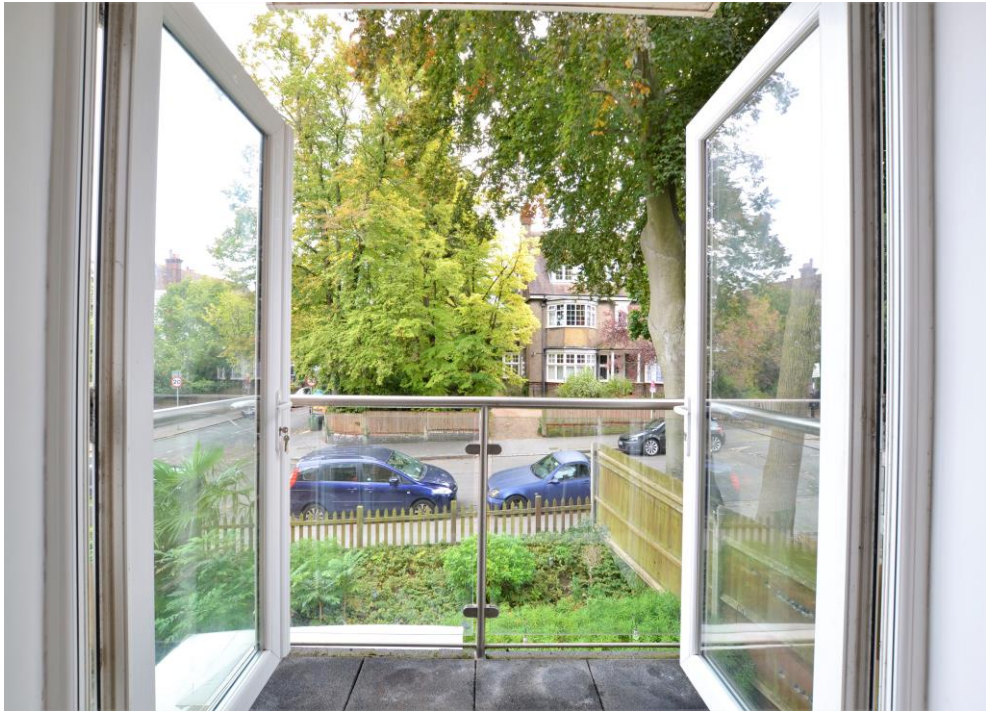
FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON
GUIDE PRICE £279,950



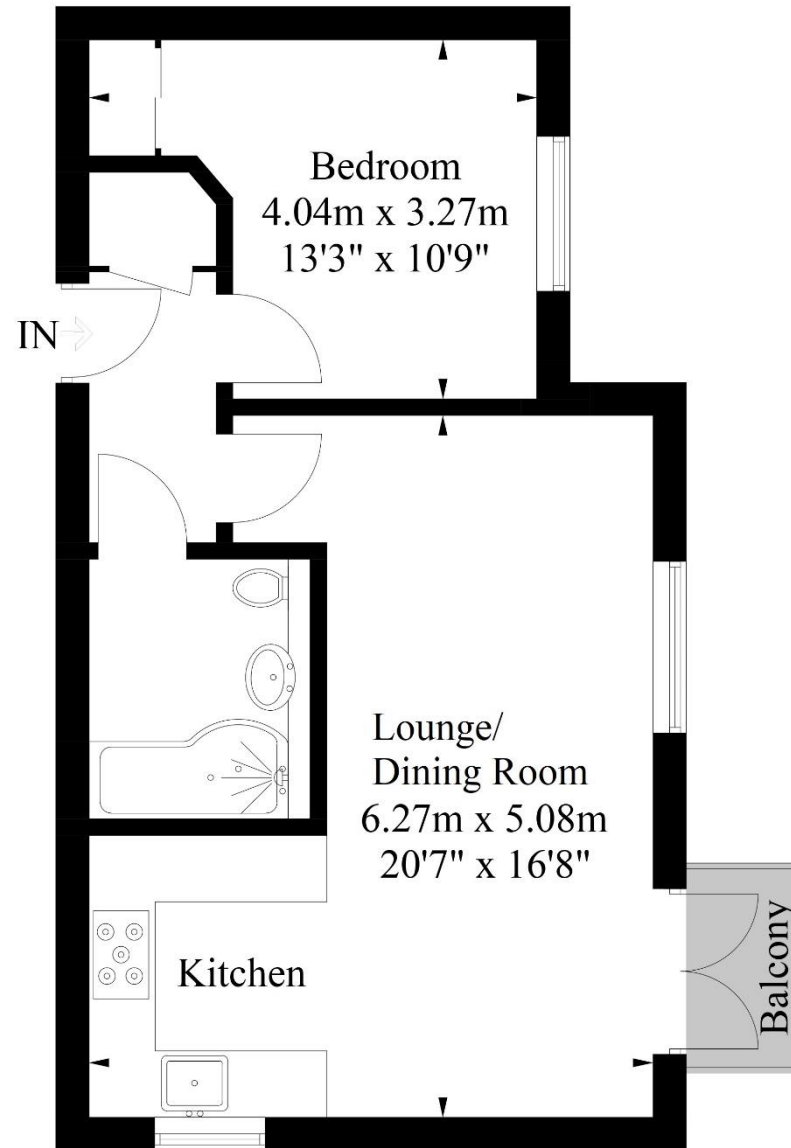






Normanton Road, South Croydon

Approximate Gross Internal Area = 46.5 sq m / 500 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (11592596)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ LUXURY ONE DOUBLE BEDROOM APARTMENT
- ❖ 1ST FLOOR WITH BALCONY
- ❖ HIGH SPECIFICATION
- ❖ GATED OFF ROAD PARKING
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.8 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ NO ONWARD CHAIN
- ❖ LARGE LOUNGE/ DINING ROOM
- ❖ EPC EER C



**** No Chain **** A superbly presented one double bedroom first floor apartment situated within this prestigious development, conveniently located only 0.3 miles from South Croydon train station, 0.5 miles from the local Tram stop, and 0.8 miles from Sanderstead train station.

This bright & airy apartment enjoys a high specification throughout, offers a long lease, has a secure entry system, lift access, and boasts gated off road parking for one car. Additionally, this property benefits from a lockable storage room, providing excellent storage space.

The accommodation comprises one double bedroom with a large fitted wardrobe, a 20' lounge/ dining room with double doors that lead onto a small private balcony, a contemporary three-piece bathroom suite, and a stylish fitted kitchen with integrated appliances & granite work surfaces.

Furthermore, this property sits half a mile from the open green spaces of Lloyd Park, is a short walk to several local bus routes, and falls within an easy reach of a plethora of shops, cafes and restaurants in South Croydon. In our opinion this property would make an excellent first time buy or long-term investment.

