

FOLKLANDS



MIDDLEFIELDS, CROYDON
GUIDE PRICE £250,000





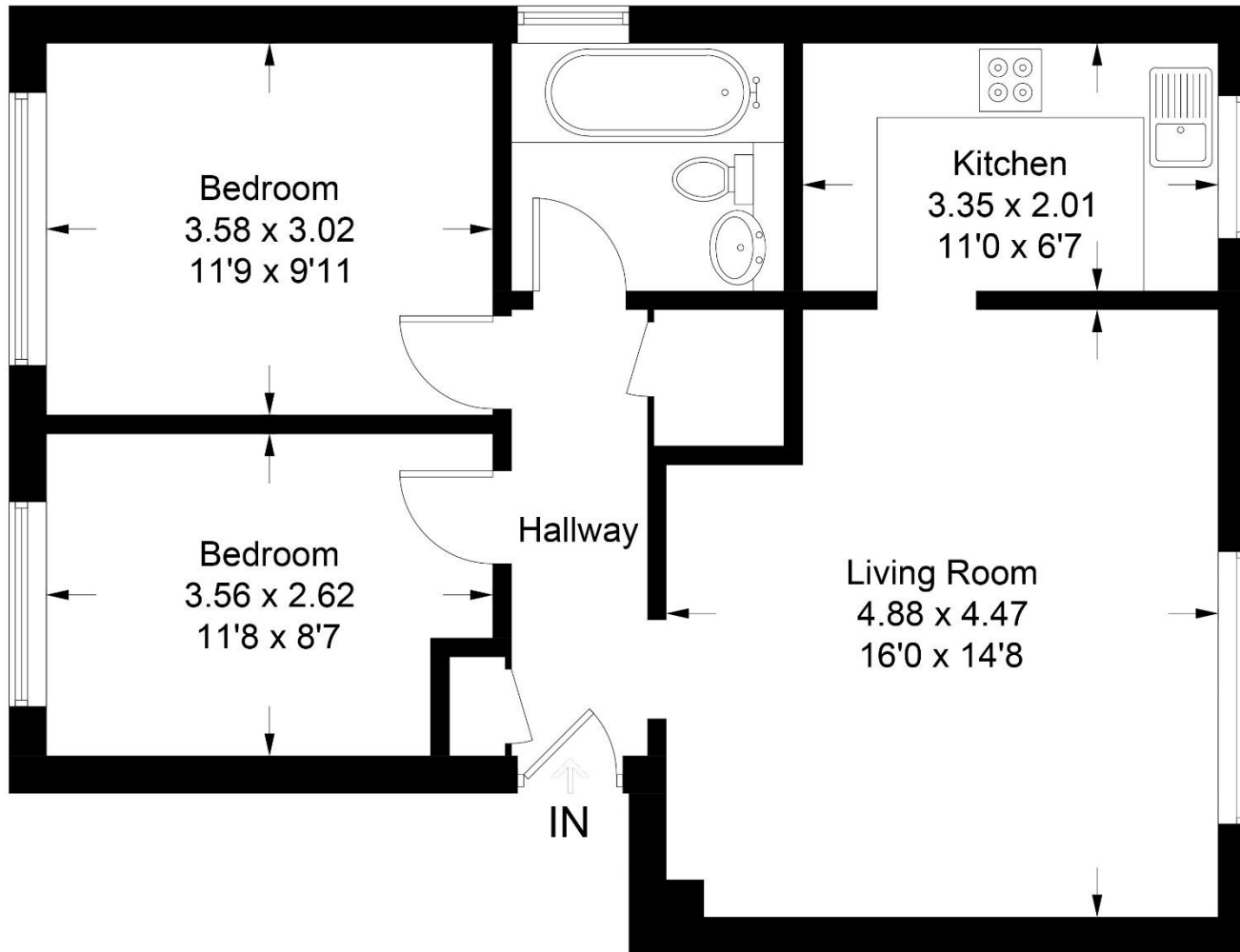


Middlefields, CR0

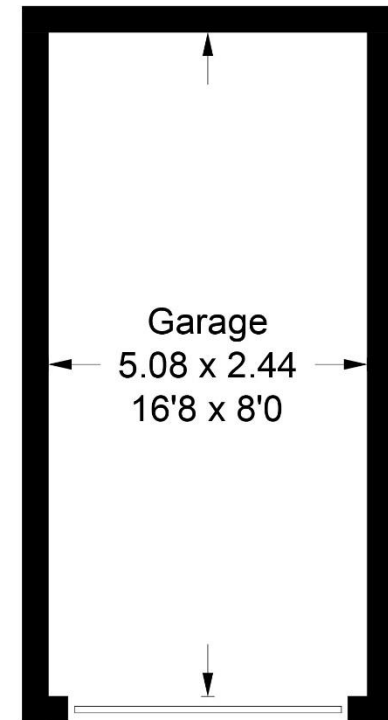
Approximate Gross Internal Area = 60.2 sq m / 648 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 72.7 sq m / 782 sq ft



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071504)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

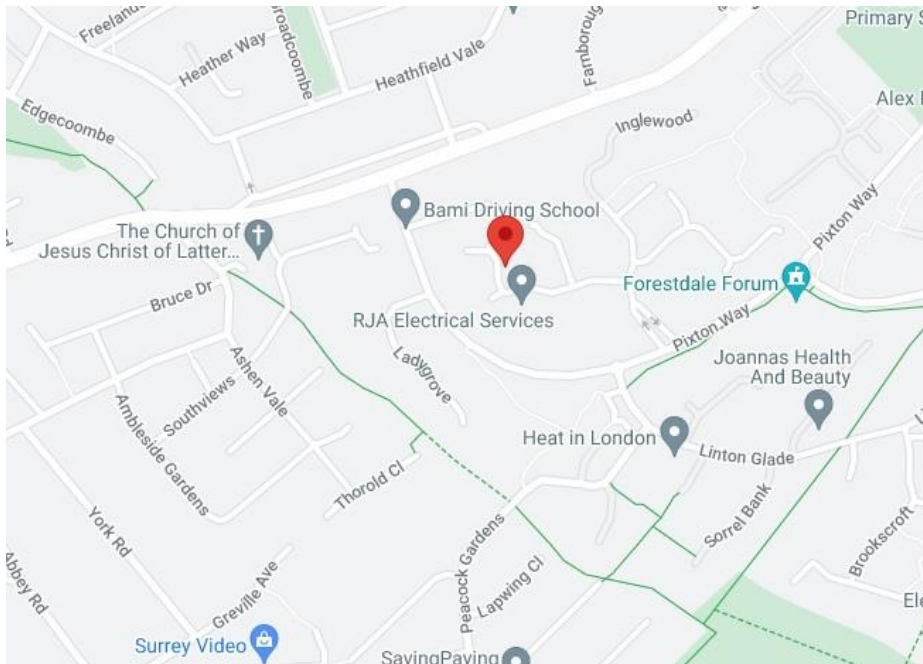
- ❖ TWO DOUBLE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ GARAGE EN-BLOC & RESIDENTS PARKING
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ ULTRA LONG LEASE WITH OVER 950 YEARS IN BALANCE
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ SEVERAL LOCAL BUS ROUTES
- ❖ EPC EER C

**** Chain Free ** Ultra Long Lease ** Garage En-Bloc **** A spacious two double bedroom top floor flat, situated within this quiet cul-de-sac, in the popular Forestdale area, conveniently located 0.6 miles from the local Tram stop and moments from several local bus routes (64, 359 & 433) which provides regular access into Purley town centre and East Croydon train station.

This bright & airy apartment features gas central heating, it is fully double glazed and boasts a garage en-bloc. Additionally, the property is offered with an ultra-long lease in excess of 950 years.

The accommodation comprises two double bedrooms, ample hallway storage, a three-piece bathroom suite with shower over-bath, a large lounge/dining room, and a separate fitted kitchen.

Furthermore, this property sits a short distance away from Selsdon high street with its array of shops, cafes & restaurants and it falls within half a mile from a range of popular local primary schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		