

FOLKLANDS



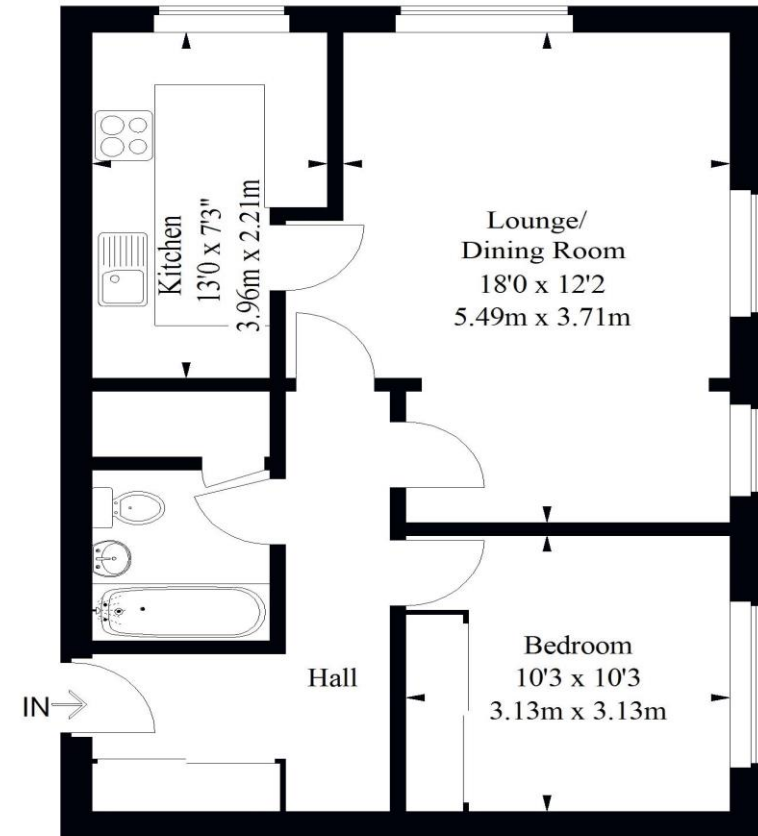
BURNHAM GARDENS, ADDISCOMBE

GUIDE PRICE £230,000



Burnham Gardens, Addiscombe

Approximate Gross Internal Area
54.5 sq m / 587 sq ft



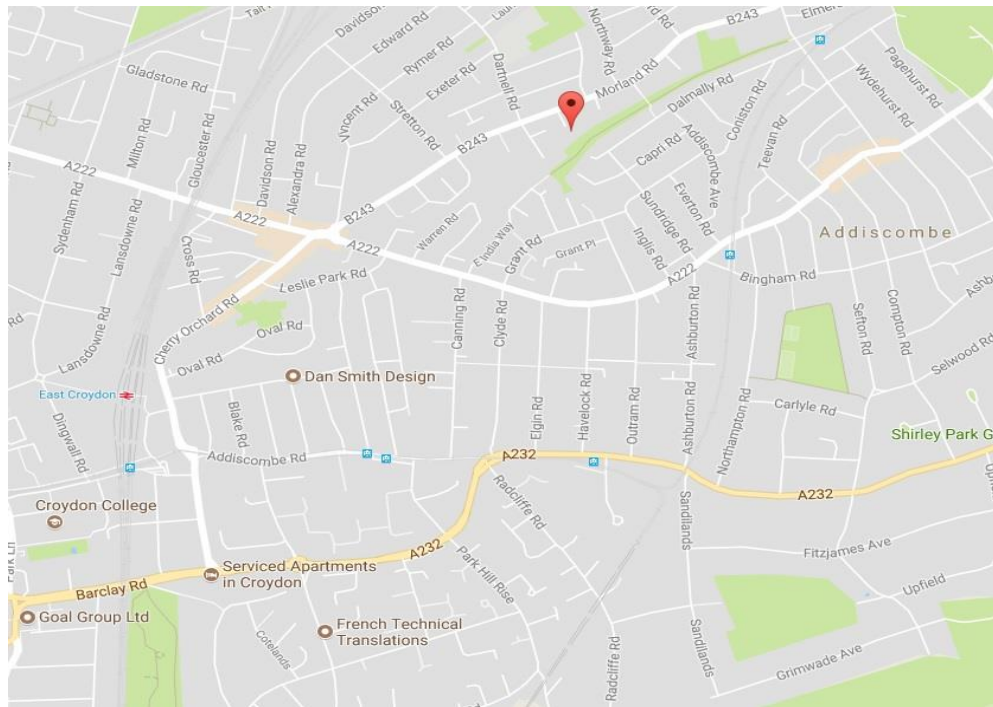
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 365525)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ FIRST FLOOR APARTMENT
- ❖ SHARE OF FREEHOLD
- ❖ 587 SQFT OF FLOOR SPACE
- ❖ ALLOCATED OFF ROAD PARKING
- ❖ AMPLE STORAGE SPACE
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.3 MILES FROM ADDISCOMBE TRAM STOP
- ❖ ONE MILE FROM EAST CROYDON STATION
- ❖ WELL MANAGED DEVELOPMENT



A spacious one double bedroom first floor purpose built apartment situated within this quiet cul-de-sac, conveniently located approximately one mile from East Croydon train station, 0.3 miles from Addiscombe tram stop and moments from local bus routes into Croydon.

This bright & airy apartment is offered to the market with no onward chain, boasts 587 sqft of floor space, and benefits from double glazing throughout, an allocated parking bay, ample storage, a share of freehold and a particularly spacious lounge/ dining room.

The accommodation comprises entrance hall with large storage cupboard & study space, a double bedroom with built in wardrobes, a dual aspect 18' lounge/ dining room, a separate fitted kitchen and a three piece bathroom suite.

Furthermore, this property sits moments from a range of local convenience stores, a short walk to Addiscombe high street and whilst being relatively dated internally we feel that this property would suit a first time buyer with an appetite to make their own mark or a buy-to-let investor. An early appointment to view is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	76	83	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.