

FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON

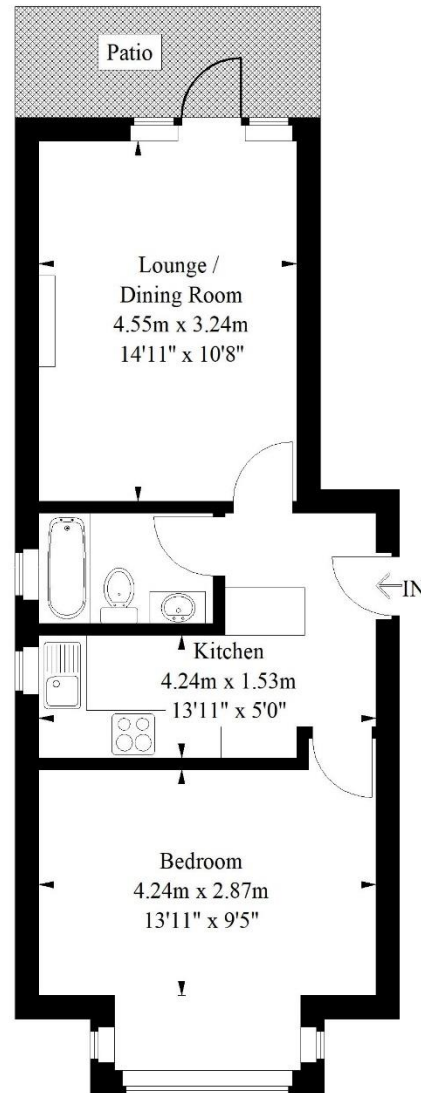
GUIDE PRICE £265,000



Normanton Road, South Croydon

Approximate Gross Internal Area

43.8 sq m / 471 sq ft



Ground Floor

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

- ❖ ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- ❖ CHAIN FREE
- ❖ SHARE OF FREEHOLD
- ❖ PRIVATE PATIO & COMMUNAL GARDEN
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ PARTICULARLY HIGH CEILINGS
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ STYLISH FITTED KITCHEN
- ❖ EPC EER E



**** Chain Free **** A well-presented one double bedroom ground floor flat situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

Offered to the market as chain free, this bright & airy apartment benefits from an allocated parking bay, direct access to the private patio & communal gardens, has a Share of Freehold, and enjoys particularly high ceilings throughout.

The accommodation comprises one double bedroom with a full range of wardrobes, a stylish fitted kitchen, a modern three piece bathroom with shower over bath, and a large lounge/dining room with patio door leading onto the private patio.

Furthermore, this property sits within easy reach of the open green spaces of Lloyd Park and a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal first time buy or long-term investment.

