

FOLKLANDS



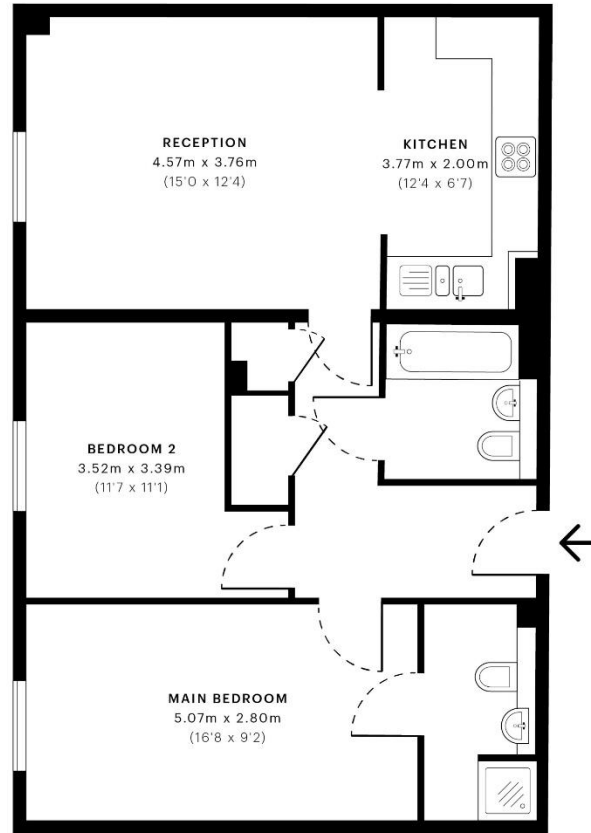
GOODMAN CRESCENT, CROYDON
GUIDE PRICE £285,000











— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
69.17 sqm / 744.54 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes mezzanines, restricted head height.
64.86 sqm / 698.13 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use areas under 2.0m.
0.31 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

IPMS 1A EXTERNAL AREA: 69.18 sqm / 743.74 sqft
IPMS 1C EXTERNAL AREA: 69.18 sqm / 743.74 sqft

SPEC ID: 563dce0423dc86c0dc0452e52

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT - CHAIN FREE
- ❖ GRADE II LISTED BUILDING
- ❖ HIGH CEILINGS
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ RE-DECORATED & NEW CARPETS
- ❖ TWO BATHROOMS
- ❖ LARGE LOUNGE/ DINING ROOM
- ❖ EXCELLENT LOCAL TRANSPORT CONNECTIONS
- ❖ EPC EER B

**** Chain Free **** A well-presented two double bedroom first floor apartment that forms part of this charming grade II listed building, situated within this popular development, conveniently located less than one miles from West Croydon, Selhurst and Thornton Heath train stations.

This bright & spacious property enjoys particularly high ceilings, it has big sash windows, and benefits from two bathrooms. Internally, the flat has been re-decorated and new carpets have been laid throughout. Additionally, there is off-road parking for one car, and the lease has circa 108 years remaining.

The accommodation comprises two double bedrooms, an en-suite shower room, a modern three-piece bathroom suite with thermostatic shower over-bath, ample hallway storage cupboards, a smart fitted kitchen with integrated appliances, and a 15' x 12'4 lounge/ dining room. Externally, there are well-maintained landscaped gardens for residents to use.

Furthermore, this property sits within walking distance to Croydon town centre, it is nearby to several local bus routes and sits just over one mile from East Croydon train station. In our opinion, this property would make an excellent first-time-buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		