

FOLKLANDS



ADDISCOMBE ROAD, CROYDON

GUIDE PRICE £320,000





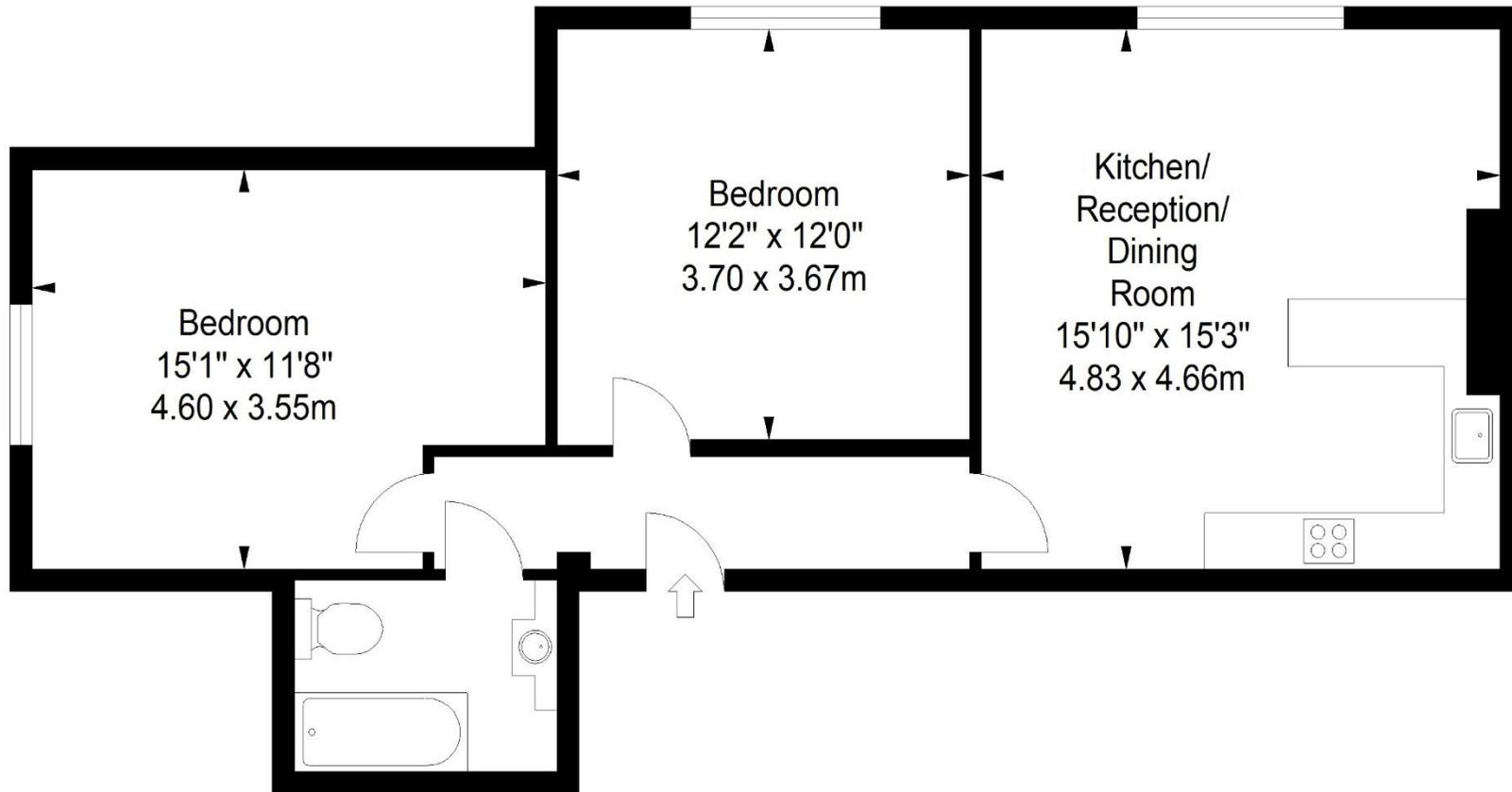






# Addiscombe Road

Approximate Gross Internal Area  
662 sq ft / 61.49 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

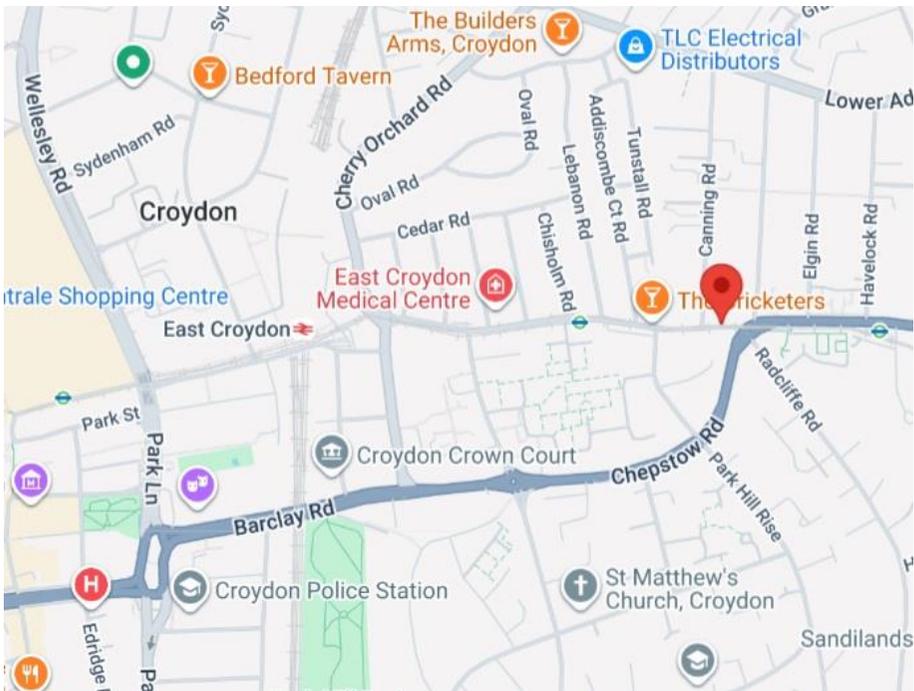
- ❖ TWO DOUBLE BEDROOM FLAT
- ❖ STRIKING VICTORIAN BUILDING
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ ULTRA LONG LEASE - CIRCA 985 YEARS REMAINING
- ❖ PARTICULARLY HIGH CEILINGS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LOCATED IN THE REAR OF THE BUILDING
- ❖ EPC EER C

A well-presented two double bedroom first floor apartment forming part of this characterful Victorian building which is set back from the main road. The property is conveniently located moments from two local tram stops, several well-connected bus routes, and is only 0.4 miles from East Croydon train station, making it ideal for the daily commuter.

This light & spacious apartment boasts high ceilings, large double glazed sash windows, it has good decor throughout and is offered to the market with an ultra-long lease. Additionally, the property features an allocated off-road parking bay, residents cycle housing, and access to a large & well-maintained communal garden.

The accommodation comprises two double bedrooms, a stylish three-piece bathroom suite with shower over bath and a sizeable lounge/kitchen/ dining room featuring a contemporary fitted kitchen with breakfast bar & integrated appliances.

Furthermore, this property sits nearby an abundance of local conveniences, it is a short walk to the open green spaces of both Lloyd Park & Park Hill Park and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex. In our opinion this property would make an excellent home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		