

FOLKLANDS



KINGSDOWN AVENUE, SOUTH CROYDON

GUIDE PRICE £235,000





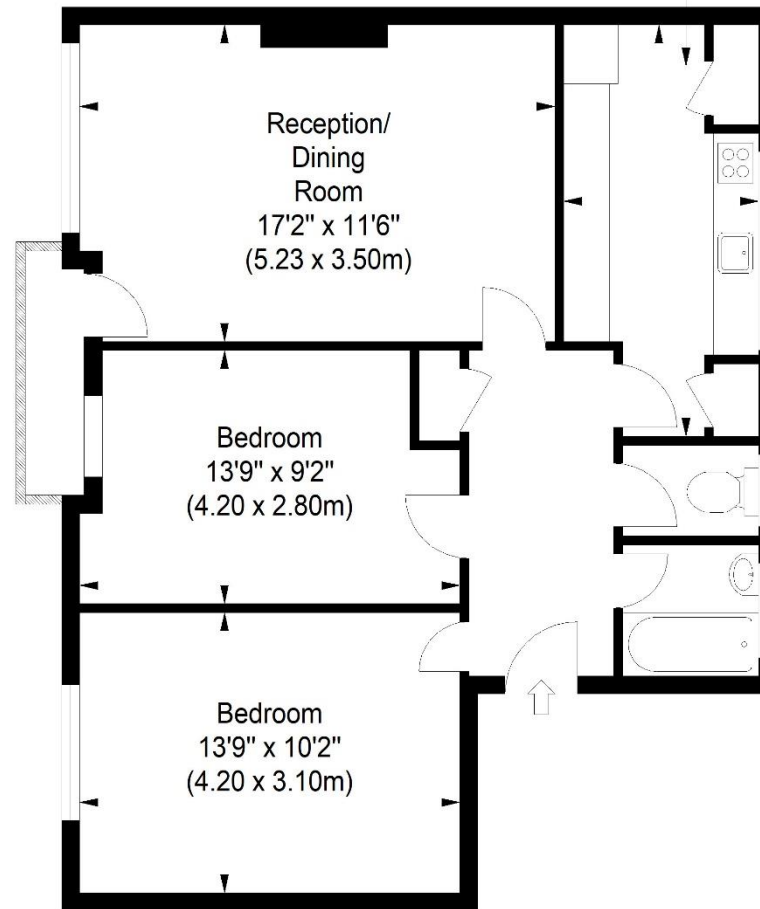




Kingsdown Avenue

Approximate Gross Internal Area
682 sq ft / 63.36 sq m

Kitchen
14'11" x 7'0"
(4.55 x 2.13m)



Upper Ground Floor

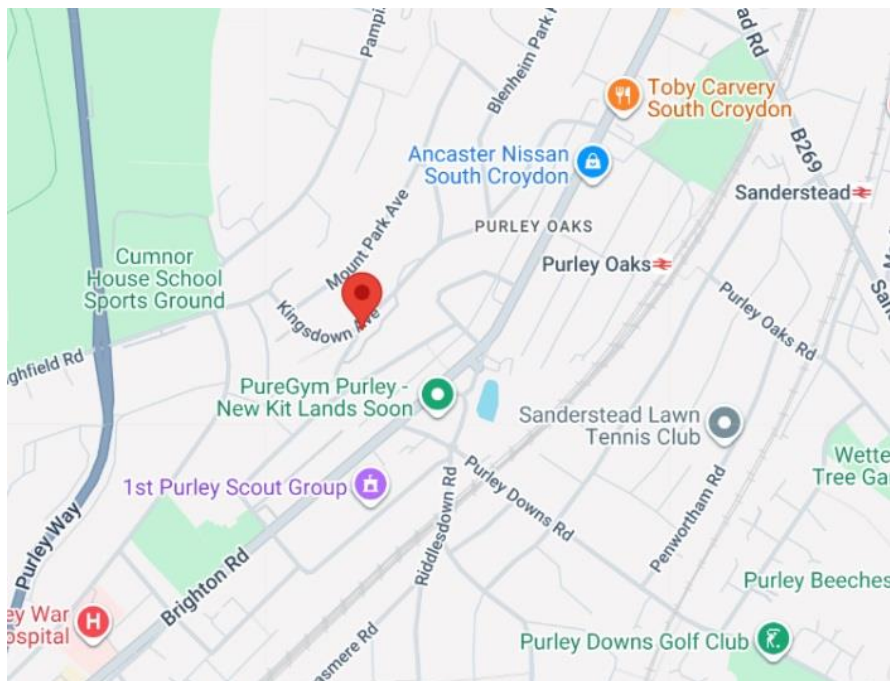
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM
- ❖ RAISED GROUND FLOOR FLAT
- ❖ CHAIN FREE
- ❖ BALCONY WITH FAR REACHING VIEWS
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ REQUIRES MODERNISATION
- ❖ RESIDENTS PARKING (PERMIT REQUIRED)
- ❖ LOW ANNUAL SERVICE CHARGE
- ❖ EPC EER C



**** Chain Free ** Requiring Modernisation **** A two double bedroom raised ground floor flat situated within this quiet residential area, conveniently located only 0.4 miles from Purley Oaks train station, 0.6 miles from Sanderstead train station, and nearby several local bus routes.

This spacious property is offered with an extended lease, it enjoys a low annual service charge, it is fully double glazed and has gas central heating.

The accommodation comprises two double bedrooms, a large living room, hallway storage, a separate fitted kitchen, a bathroom & separate WC, and a private balcony with far reaching views.

Furthermore, this property is nearby a wide range of local amenities, it is within walking distance to several local parks & green spaces and sits equidistant to both Purley & South Croydon town centres. In our opinion this property would make an ideal first time buy or long-term investment.

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