

FOLKLANDS



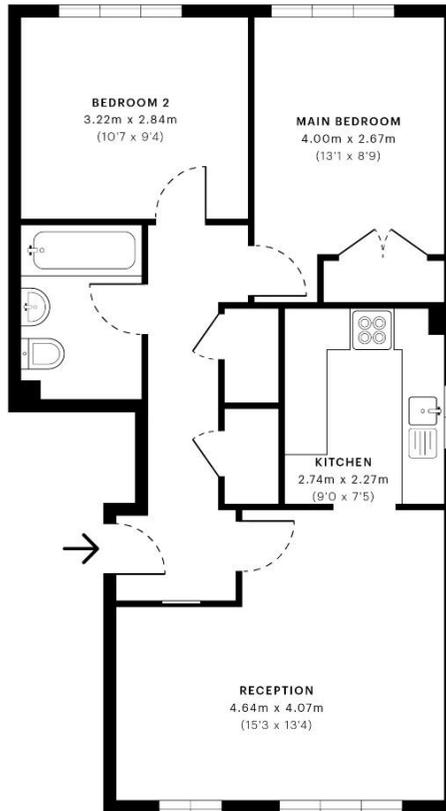
MUGGERIDGE CLOSE, SOUTH CROYDON

GUIDE PRICE £265,000









— Second Floor

 GROSS INTERNAL AREA (GIA)
This includes all the property.
57.44 sqm / 618.28 sqft

 GIA - EXTERNAL AREA (EIA)
This includes all the external area.
54.60 sqm / 587.87 sqft

 EXTERNAL SURFACE TOTAL FLOOR AREA
This includes all the external area.
0.00 sqm / 0.00 sqft

 FLOORING TO BE LAYED
This includes all the flooring to be laid.
0.00 sqm / 0.00 sqft

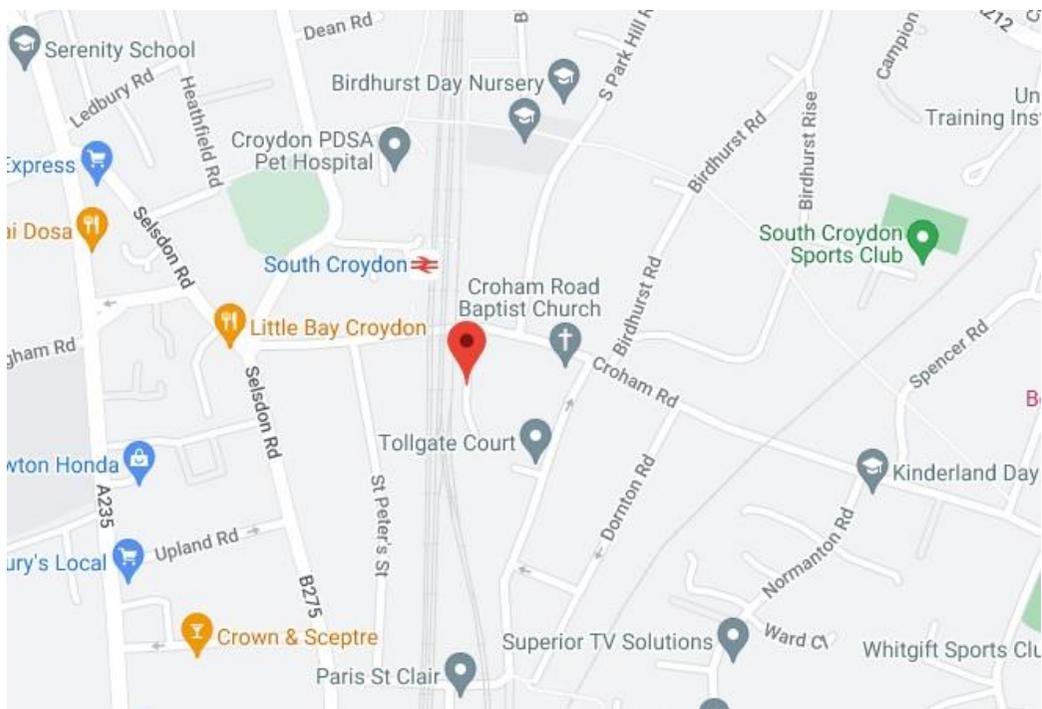


Spec Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

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SPEC ID 563a596ba5de9cd0de5370a72

- ❖ TWO DOUBLE BEDROOMS
- ❖ TOP FLOOR FLAT (SECOND FLOOR)
- ❖ ALLOCATED PARKING SPACE
- ❖ NEWLY DECORATED THROUGHOUT
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ WELL MAINTAINED DEVELOPMENT
- ❖ COMMUNAL GARDENS
- ❖ AMPLE STORAGE SPACE
- ❖ EPC EER C



**** Chain Free ** Newly Decorated **** A smartly presented two double bedroom top floor apartment, situated within the most tranquil position within the development, conveniently located only 0.1 miles from South Croydon train station and nearby the 64 & 433 bus stop.

This bright & airy apartment benefits from being newly decorated throughout, it boasts an allocated parking space & further parking for a visitor and has a long lease with circa 97 years in balance. The property is fully double glazed, it features ample fitted storage, and it enjoys a high energy rating (C). This property is nestled in the corner of Muggeridge close, which affords it more tranquillity, and residents benefit from a large well-tended communal garden.

The accommodation comprises a main bedroom with built in wardrobes, a further double bedroom, a three-piece bathroom suite, ample hallway storage, a 15'3 L-shaped lounge/dining room, and a well-proportioned fitted kitchen.

Furthermore, this property sits close by to a wide range of local conveniences, it is within an easy reach of Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. 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		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		