

FOLKLANDS



BARHAM ROAD, SOUTH CROYDON

GUIDE PRICE £210,000









Barham Court, CR2

Approximate Gross Internal Area (Excluding The Garage)

528 sq ft / 49.11 sq m

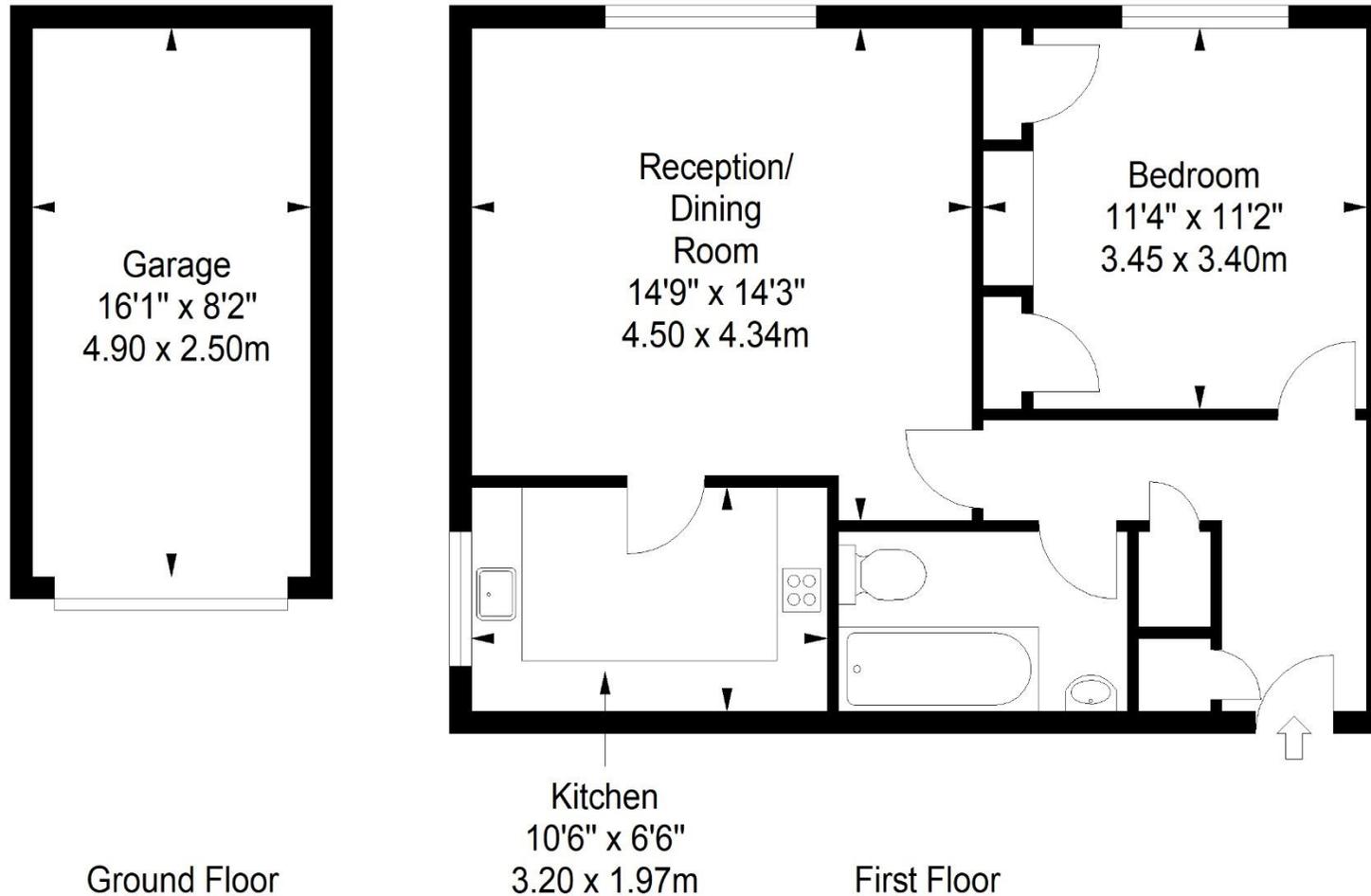
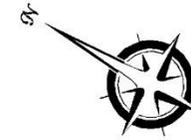


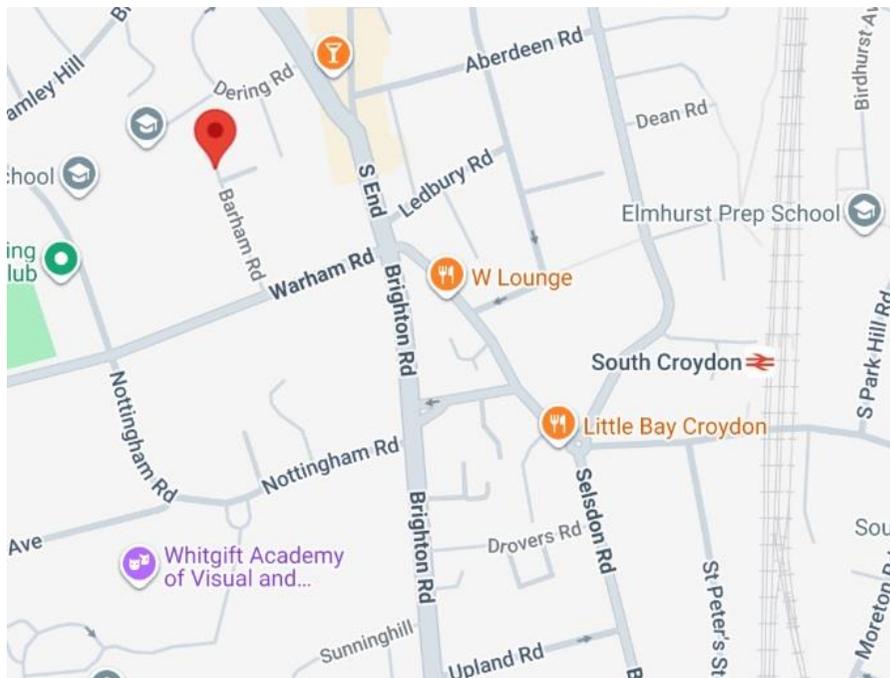
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ WELL MAINTAINED DEVELOPMENT
- ❖ PRIVATE GARAGE
- ❖ SHARE OF FREEHOLD
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LOW SERVICE CHARGE
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



**** Share of Freehold ** Low Service Charge ** Garage ****

A spacious one double bedroom first floor flat forming part of this well-maintained apartment block, located within this quiet residential cul-de-sac, conveniently situated only 0.3 miles from South Croydon train station and moments from an abundance of local bus routes.

Favourably located to the rear of the building, this bright & airy apartment comes with a private garage en-bloc, it is fully double glazed and boasts gas central heating via a combi-boiler.

The accommodation comprises one double bedroom, two spacious hallway cupboards, a large lounge/dining room, a separate fitted kitchen, and a three-piece bathroom suite with shower over-bath. Externally, residents benefit from a communal lawn.

Furthermore, this property sits moments away from a plethora of local shops & conveniences, and nearby the popular South Croydon Restaurant Quarter with its wide range of cafes, bars and restaurants.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		