

FOLKLANDS



CAMPION CLOSE, CROYDON
GUIDE PRICE £345,000











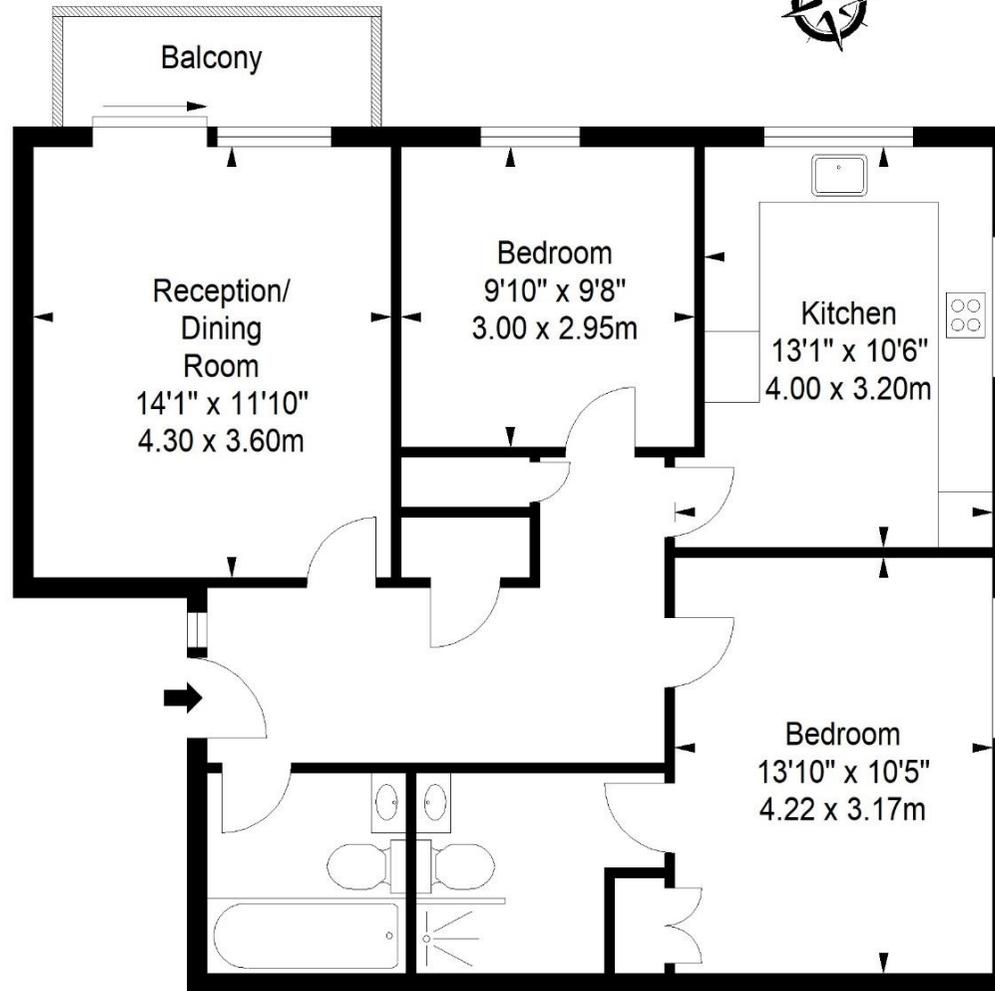




Campion Close

Approximate Gross Internal Area

782 sq ft / 72.70 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOMS & TWO BATHROOMS
- ❖ FIRST FLOOR PURPOSE BUILT APARTMENT
- ❖ 782 SQFT OF FLOOR SPACE + PRIVATE BALCONY
- ❖ SHARE OF FREEHOLD WITH CIRCA 148 YEARS REMAINING ON LEASE
- ❖ COVERED ALLOCATED PARKING SPACE
- ❖ EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ MOMENTS FROM LLOYD PARK & LOCAL TRAM STOP
- ❖ EPC EER C



**** Share of Freehold & Long Lease ** 782 SQFT + West Facing Private Balcony ** Covered Allocated Parking Space ** A spacious two double bedroom first floor purpose-built apartment situated within this prestigious gated development, conveniently located only 0.8 miles from East Croydon train station and 0.3 miles from both South Croydon train station & Lloyd Park Tram stop.**

This ultra stylish apartment is fully double glazed, has gas central heating (A-rated combi-boiler) and boasts an allocated covered parking space (Along with several shared visitors bays too). The property also features ample fitted storage, has a private west facing balcony accessed from the living room, and is stylishly designed throughout. Externally, this development has beautifully tended communal grounds (spanning approximately 3 acres) with an ornamental lake & footbridge, and a covered BBQ area.

The accommodation comprises two double bedrooms (One with a large fitted wardrobe cupboard), a contemporary three-piece family bathroom suite, an equally well-designed en-suite shower room to the main bedroom, ample hallway storage cupboards, a 14'1 x 11'10 reception room with balcony access and a spacious dual aspect fitted kitchen.

Furthermore, this property sits moments away from the open expanses of Lloyd Park (With its fantastic Lounge Cafe & recreational facilities) and is a short walk from Park Hill Park, two of Croydon's best green spaces. In our opinion, this property would make an ideal first time buy or long-term investment.

