

# FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

GUIDE PRICE £230,000

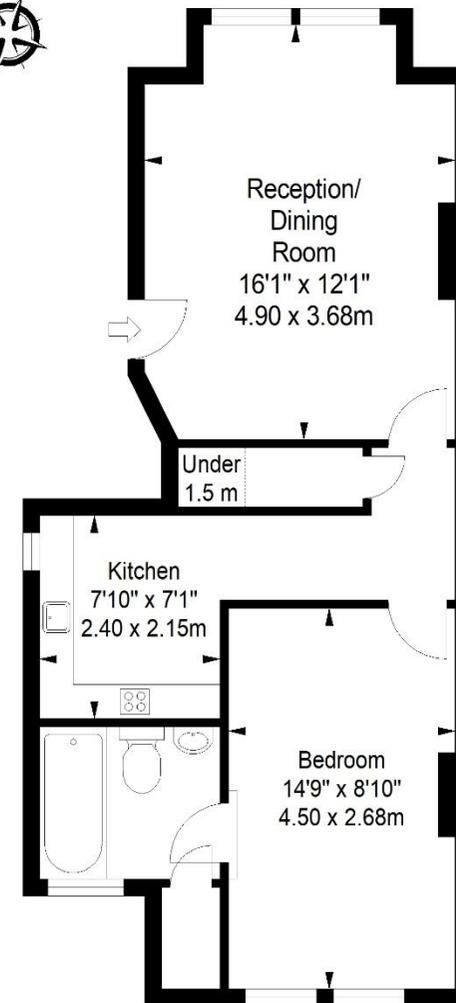




## Heathfield Road

Approximate Gross Internal Area

493 sq ft / 45.80 sq m



Upper Ground Floor

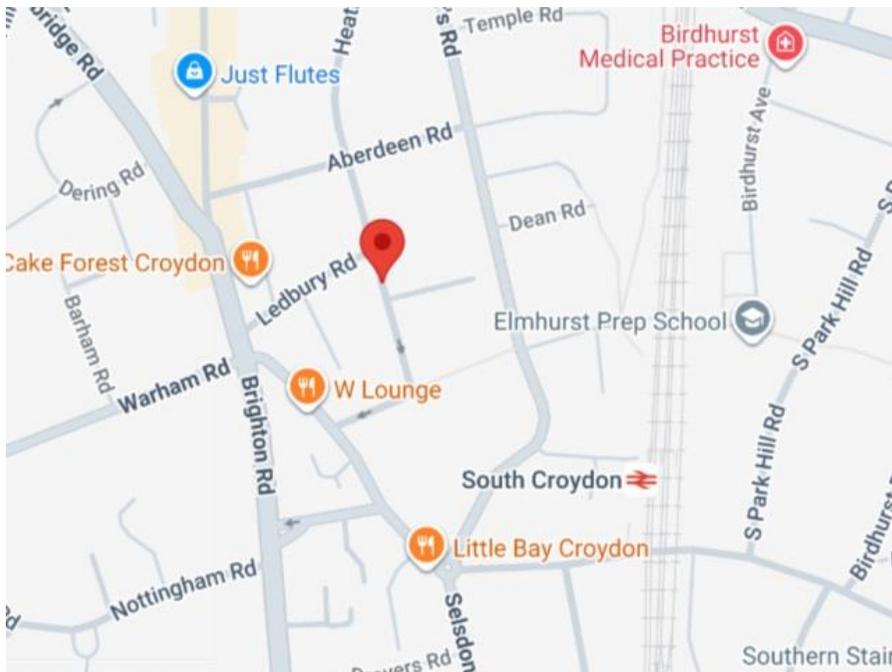
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ RAISED GROUND FLOOR - CONVERSION FLAT
- ❖ CHAIN FREE
- ❖ EXTENDED LEASE OF CIRA 179 YEARS
- ❖ NO FIXED SERVICE CHARGE "AS & WHEN"
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ HIGH CEILINGS & LARGE WINDOWS
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ GAS CENTRAL HEATING
- ❖ EPC EER D



**\*\* Chain Free \*\* Extended Lease with Circa 179 years \*\*** A spacious one double bedroom raised ground floor conversion flat, situated in this quiet residential road, conveniently located only 0.2 miles from South Croydon train station and nearby several local bus routes.

This bright & spacious apartment benefits from high ceilings, large windows and boasts gas central heating. Along with an extended lease, there is no ground rent, and the building is managed on an "as & when basis".

The accommodation comprises one double bedroom, a three-piece bathroom room suite with shower over-bath, a spacious hallway cupboard, a separate fitted kitchen and a large bay-fronted living room.

Furthermore, this property sits nearby the abundance of shops, cafes and restaurants in South Croydon and is a short walk from the open green spaces of Park Hill Park. We feel that this property will make an excellent first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		