

FOLKLANDS



LOWER BARN ROAD, RIDDLEDOWN

GUIDE PRICE £295,000









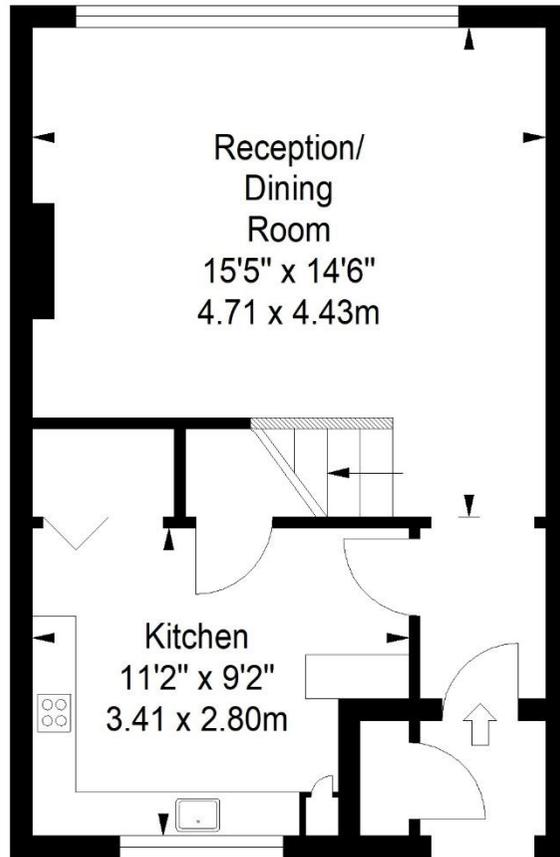




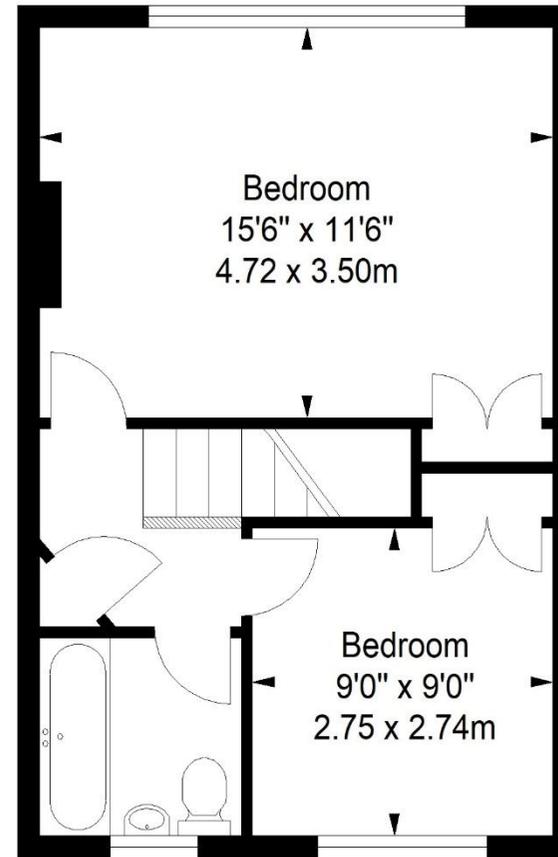
# Lower Barn Road

Approximate Gross Internal Area

718 sq ft / 66.71 sq m



First Floor

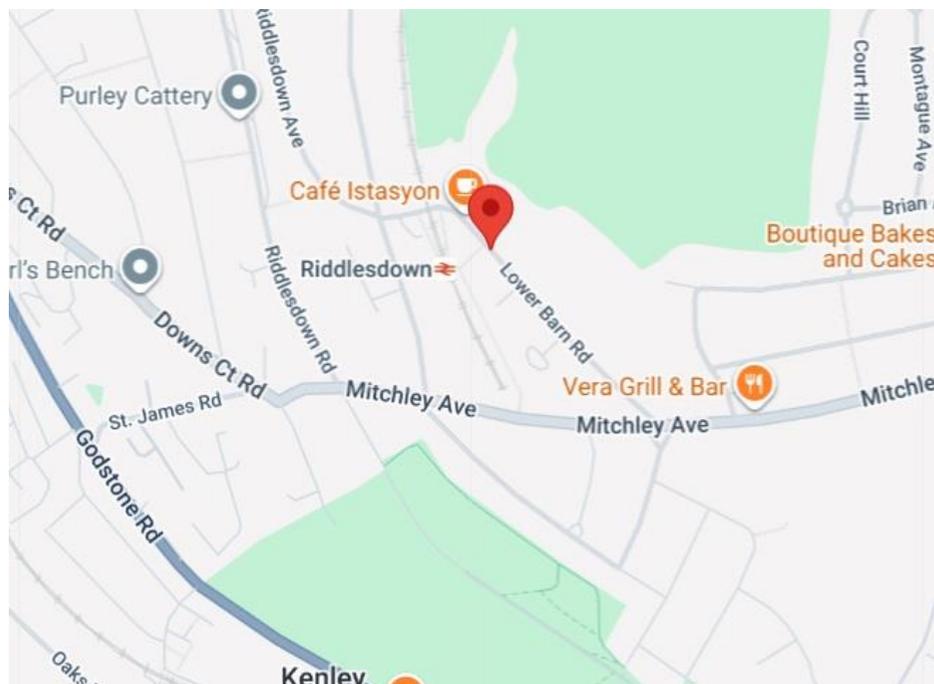


Second Floor

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

- ❖ TWO DOUBLE BEDROOM
- ❖ SPLIT LEVEL MAISONETTE - 718 SQFT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.1 MILE FROM RIDDLEDOWN TRAIN STATION
- ❖ STUNNING BATHROOM & LARGE KITCHEN
- ❖ ARRANGED OVER THE FIRST & SECOND FLOORS
- ❖ SHARE OF FREEHOLD & 960+ YEAR LEASE
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ LARGE COMMUNAL LAWNS
- ❖ EPC EER C



A superbly presented two double bedroom split-level purpose-built maisonette, situated within this quiet residential area, conveniently located only 0.1 miles from Riddlesdown train station & nearby the 412 bus route.

This bright & spacious property is arranged over the first & second floors; it boasts a private entrance, has gas central heating and is fully double glazed. Additionally, the property benefits from a share of freehold, has a long lease with over 960 years in balance and residents have access to a well tended communal gardens.

The accommodation comprises two double bedrooms (each with double fitted wardrobes), a stunning three-piece bathroom with shower over-bath, an 11'2 fitted kitchen with larder cupboard & understairs storage and a 15'5 x 14'6 reception room.

Furthermore, this property sits moments away from the local parade of shops & local tennis courts and is nearby the open green spaces of Riddlesdown common. In our opinion the property will make a brilliant first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		