

FOLKLANDS

MARESFIELD, CROYDON
GUIDE PRICE £215,000

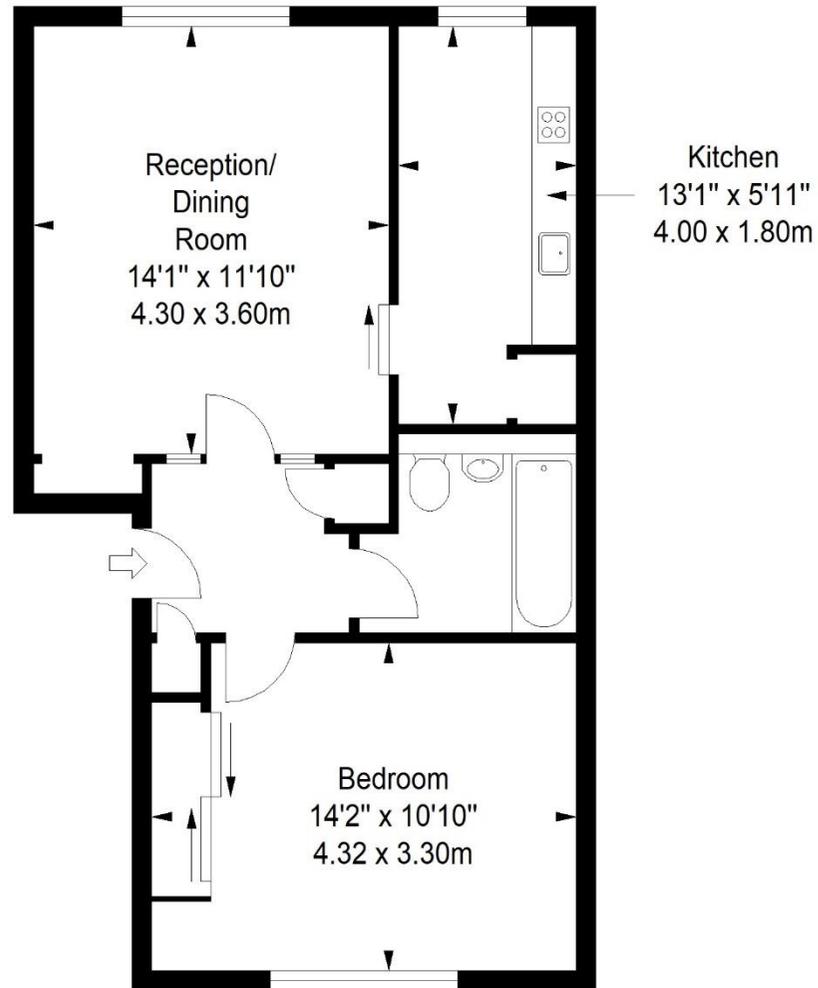




Maresfield

Approximate Gross Internal Area

500 sq ft / 46.49 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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

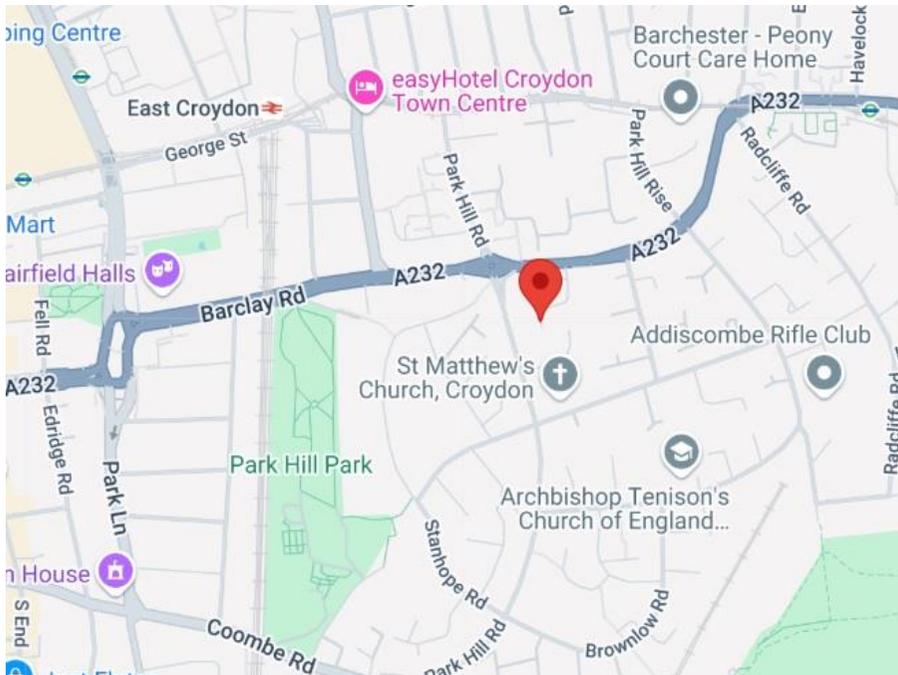
- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ CHAIN FREE
- ❖ COVERED ALLOCATED PARKING SPACE
- ❖ TRANQUIL LOCATION AWAY FROM THE ROAD
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ LONG LEASE & LOW SERVICE CHARGE
- ❖ SCOPE TO MODERNISE
- ❖ EPC EER C

**** Chain Free ** Covered Allocated Parking Space ** Tranquil Setting **** A spacious one double bedroom first floor apartment situated within the popular Park Hill area, conveniently located only 0.3 miles from the local tram stop and 0.4 miles from East Croydon train station.

This bright & airy apartment has been freshly decorated, it is fully double glazed and has a secure entry system. The property also benefits from well-tended communal grounds and visitors parking.

Additionally, the flat features a long lease and low service charges. The accommodation comprises one double bedroom with fitted wardrobes, ample hallway storage cupboards, a three-piece bathroom suite with shower over-bath, a large lounge/dining room, and a separate fitted kitchen.

Furthermore, this property sits a short distance to the open green spaces of Lloyd Park, is walking distance to the plethora of shops, bars & restaurants in central Croydon, and is nearby several local bus routes. We feel that this property will make an excellent first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		