

A three-story brick apartment building with a central entrance, surrounded by a lawn and trees. The building is made of light brown bricks with dark brown window frames. A paved path leads to the entrance, which is sheltered by a small tiled roof. There are bare trees in the foreground and a large tree on the right. The word 'FOLKLANDS' is written in large, light green letters across the top right of the image.

# FOLKLANDS

CAMPION CLOSE, CROYDON

GUIDE PRICE £370,000

























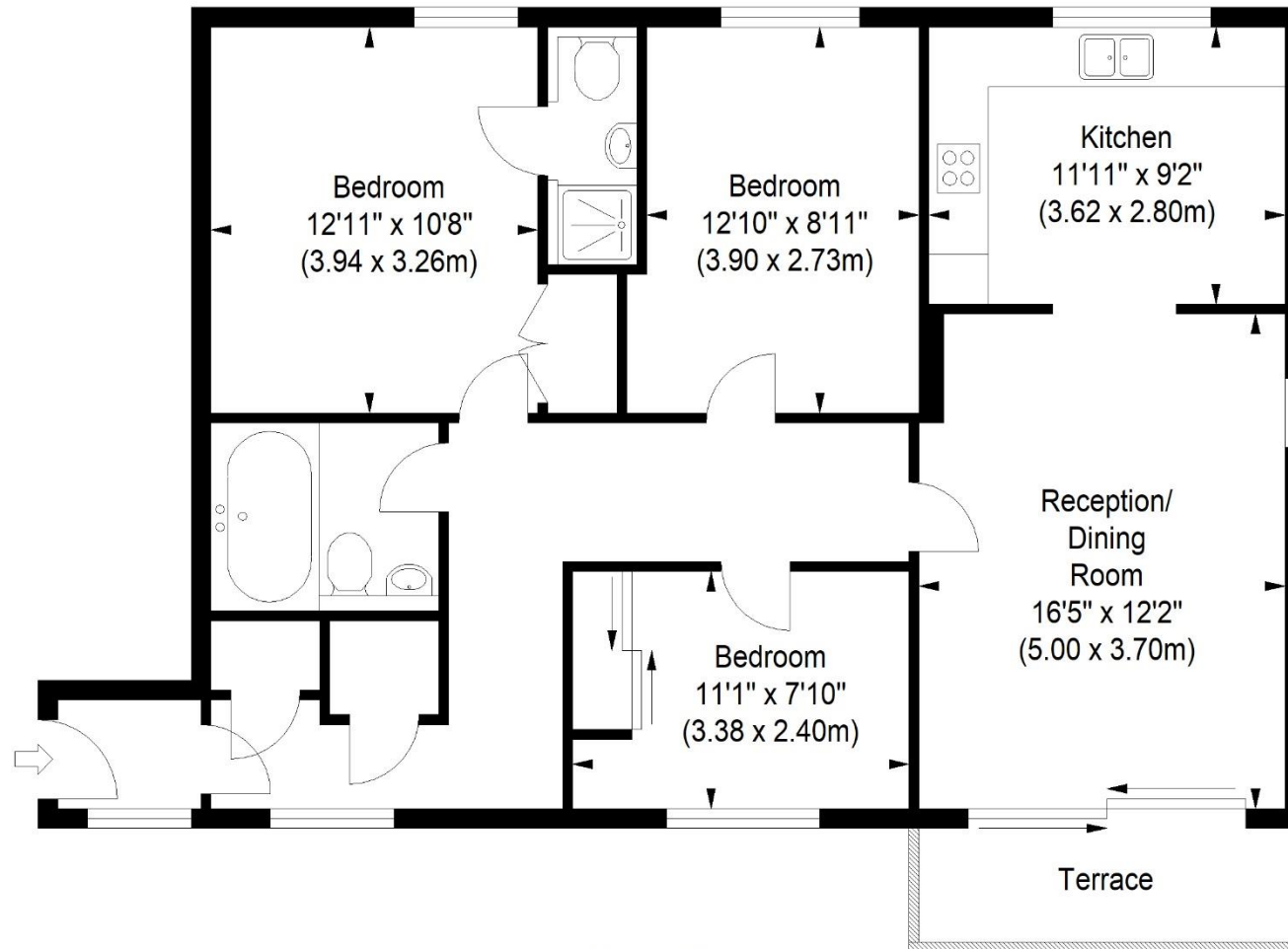






# Campion Close

Approximate Gross Internal Area  
941 sq ft / 87.42 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

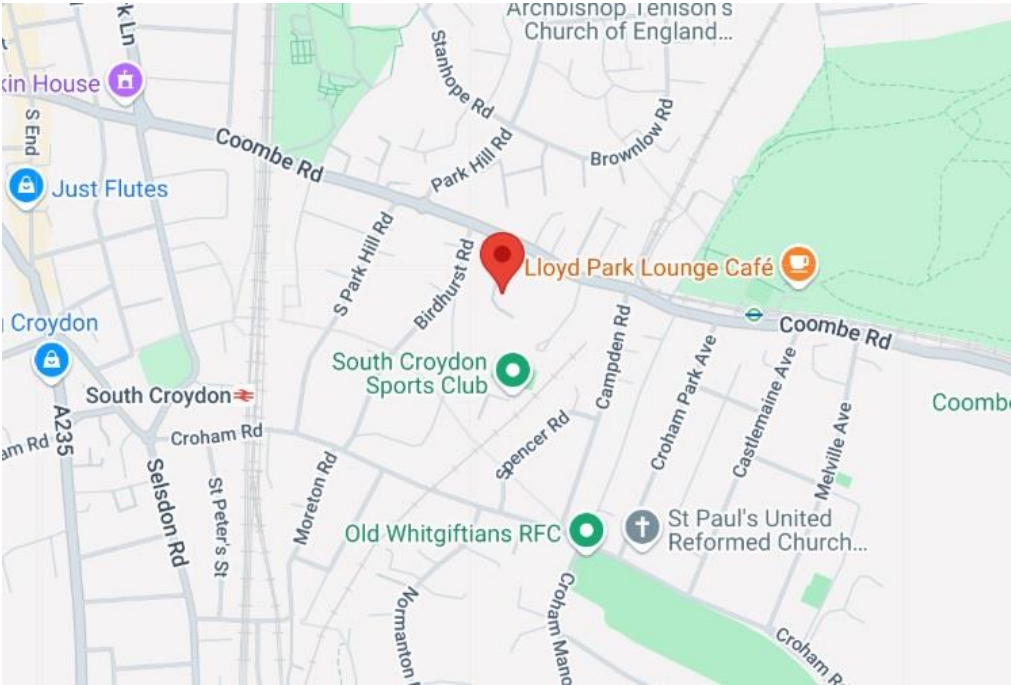
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE BEDROOMS & TWO BATHROOMS
- ❖ GROUND FLOOR PURPOSE BUILT APARTMENT
- ❖ 941 SQFT OF FLOOR SPACE - CHAIN FREE
- ❖ SHARE OF FREEHOLD WITH CIRCA 148 YEARS REMAINING ON LEASE
- ❖ COVERED ALLOCATED PARKING SPACE
- ❖ 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



**\*\* Chain Free \*\* Share of Freehold \*\*** A spacious three-bedroom ground floor purpose-built apartment situated within this prestigious 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 well-presented property is fully double glazed, has gas central heating and boasts an allocated covered parking space. The property also features ample fitted storage, has a private balcony accessed from the living room, and there is good decor throughout. Externally, this development has beautifully tended communal grounds with an ornamental lake & footbridge, and a covered BBQ area.

The accommodation comprises three bedrooms (Two with fitted wardrobe cupboards), a modern three-piece family bathroom suite, an en-suite shower room to the main bedroom, ample hallway storage cupboards, a 16'5 x 12'2 reception room and a stylish kitchen with space for a dining table.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		