

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £315,000













Avondale Road

Approximate Gross Internal Area
766 sq ft / 71.18 sq m

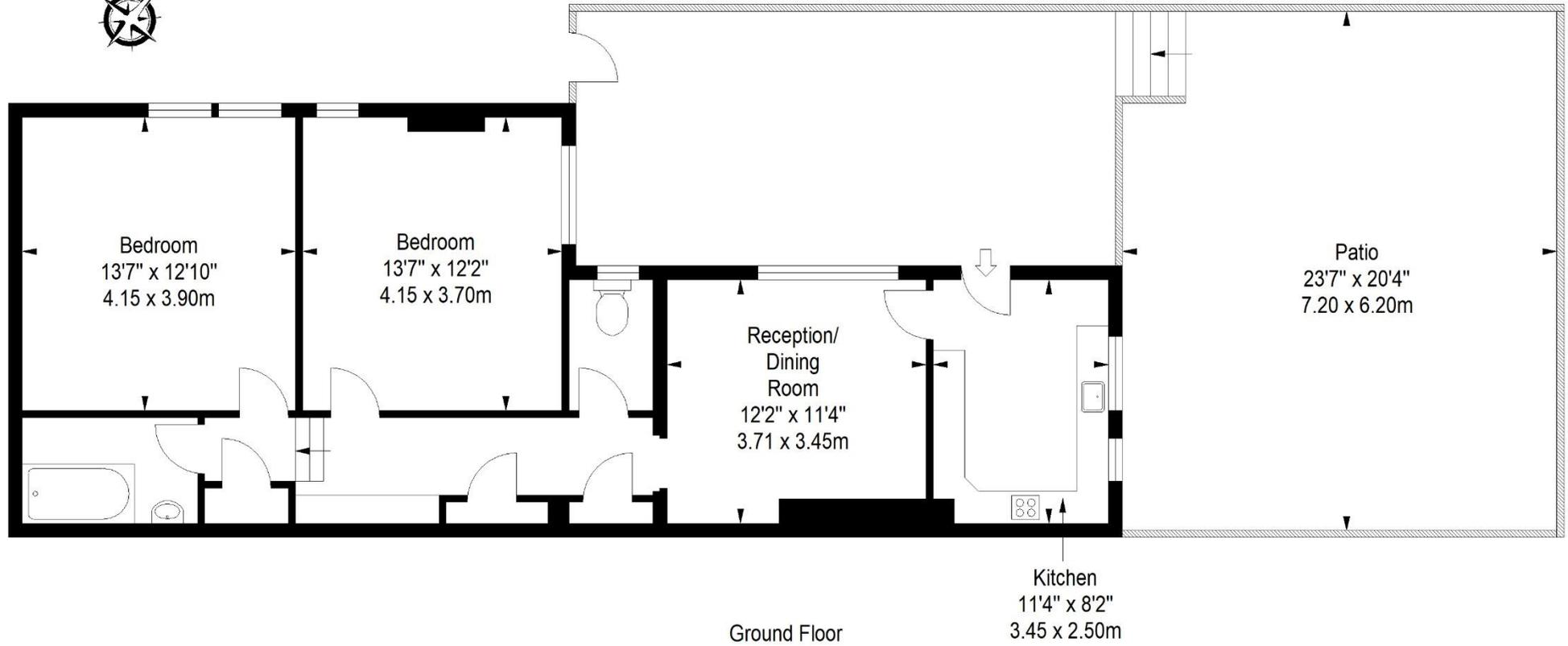


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ LOWER GROUND FLOOR GARDEN FLAT
- ❖ PRIVATE PATIO & LARGE COMMUNAL LAWN
- ❖ SHARE OF FREEHOLD
- ❖ PRIVATE ENTRANCE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER C

**** Share of Freehold **** A well-presented lower ground floor garden flat, situated in this popular residential road, conveniently located 0.5 miles from South Croydon train station & 0.6 miles from Sanderstead train station.

This bright & airy property enjoys high ceilings, is fully double glazed and has gas central heating. There is a share of freehold and a favourable arrangement where the three property owners self-manage the building. Currently, there are no fixed service charges, there is no ground rent, and the buildings insurance is split three ways each year. Additionally, the property benefits from a private entrance, has a large private patio and access to the communal lawn. The other two flats have a right of passage across the patio to the communal lawn.

The accommodation comprises two large double bedrooms, a study area, a smartly presented bathroom with shower over-bath, a separate WC, ample hallway storage, a reception room and a separate fitted kitchen.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park and is a short walk from a wide range of local convenience stores, cafes and restaurants. The property is also conveniently positioned equidistant between both Purley & Croydon town centres. In our opinion, this property would make an excellent first-time-buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		