WILLIAMS HARLOW

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Pampisford Road

South Croydon, CR2 6FF

2 1 1

Offers In The Region Of £315,000 - Leasehold

Welcome to this charming apartment located on Pampisford Road in South Croydon. This delightful property boasts a well-designed layout, offering a comfortable living space of 602 square feet. The apartment features a spacious reception room, perfect for relaxing or entertaining guests, and two generously sized double bedrooms that provide ample space for rest and relaxation.

The modern design throughout the apartment ensures a fresh and inviting atmosphere, making it an ideal choice for those seeking a contemporary living experience. The bathroom is well-appointed, catering to all your needs. Additionally, the property benefits from a long lease, providing peace of mind for future ownership.

Convenience is key, as this apartment is situated close to South Croydon train station, making commuting to London and beyond a breeze. For those with a vehicle, there is parking available for one car, adding to the practicality of this lovely home.

Being chain-free and with low service charges, this property presents an excellent opportunity for first-time buyers or investors alike. Whether you are looking to settle down or expand your property portfolio, this apartment on Pampisford Road is not to be missed. Come and experience the charm and convenience of South Croydon living today.

THE PROPERTY

The property is purpose built two double bedroom apartment built in 2009, the property is located on the 3rd floor with lift access and the accommodation comprises of entrance hall, open plan kitchen / lounge area with Juliet balcony, bathroom and two double bedrooms.

OUTSIDE SPACE

There is one allocated parking space and some communal grass areas. There is a permit parking system in place to ensure only residents or invited guests can park within the development.

KEY FEATURES

Chain free- Healthy lease- Green outlook for Juliet balcony- open plan living area - easy access to transport links- No property above- Lift access.

LOCAL AREA

Situated less than 1.2 km from Purley Oaks National Rail station and sits just north of Purley's town center, offering easy access to the A23 and local amenities.
Regina Coeli School Bus Stops: Approx. 1-2 minute walk. Served by the 166 (Epsom Hospital to West Croydon) and 405 (Redhill to West Croydon).Lynscott Way Bus Stops: Approx. 3-4 minute walk. Also served by the 166 and 405.South Croydon Bus Garage (Stop GK): Approx. 10-15 minute walk north. Also connects to 64, 466, and 412

LEASE

108 years remaining

MAINTENANCE & GROUND RENT

£109 PCM including ground rent and building insurance

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

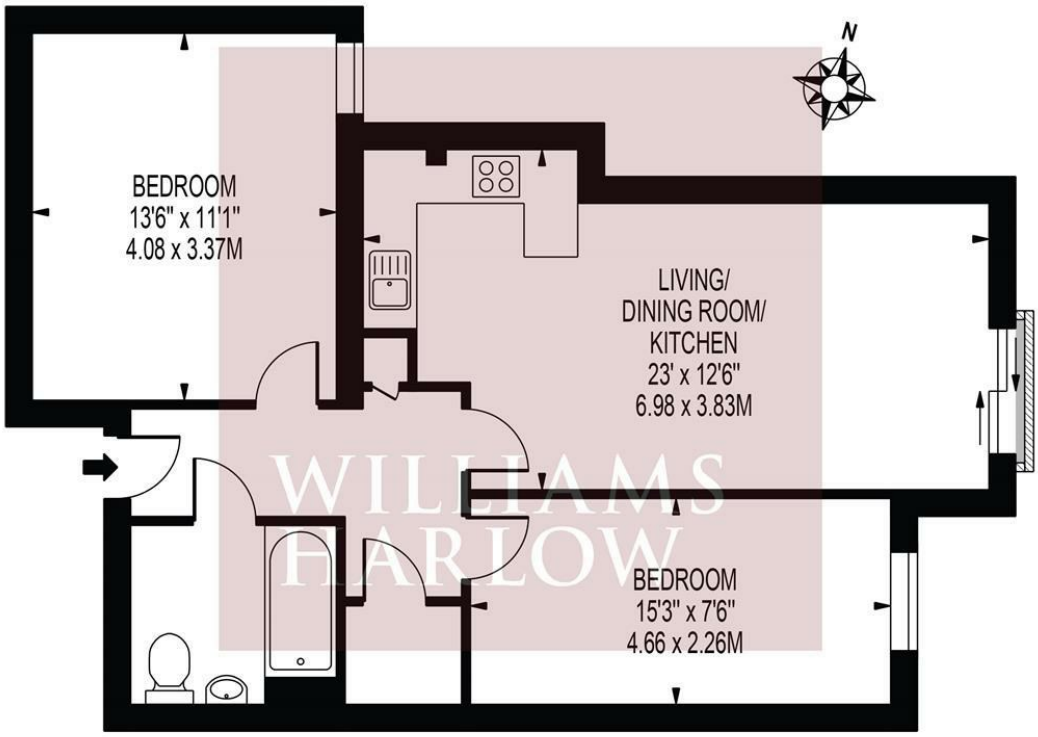
BAND C - £2,311.03 2026/27

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

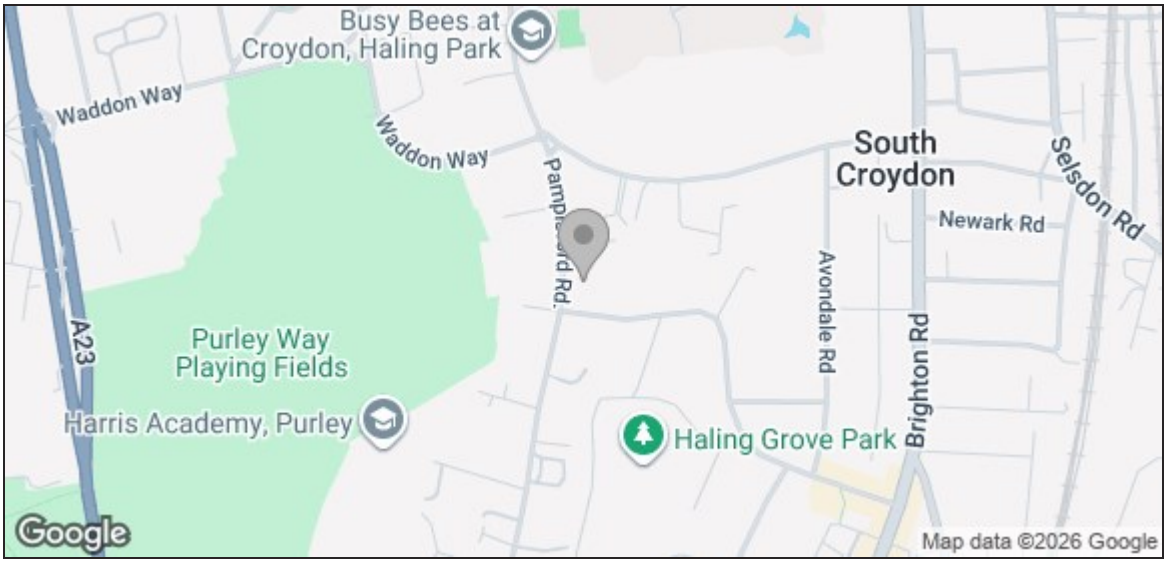
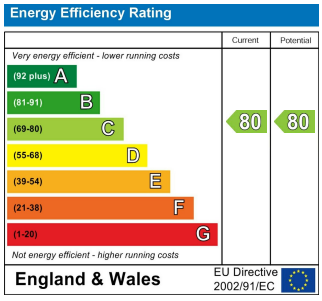
WILLIAMS HARLOW

HARVEY COURT, PAMPISFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **660 SQ FT - 61.35 SQ M**



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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