

## Pampisford Road South Croydon, CR2 6FF



### Offers In Excess Of £325,000 - 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.





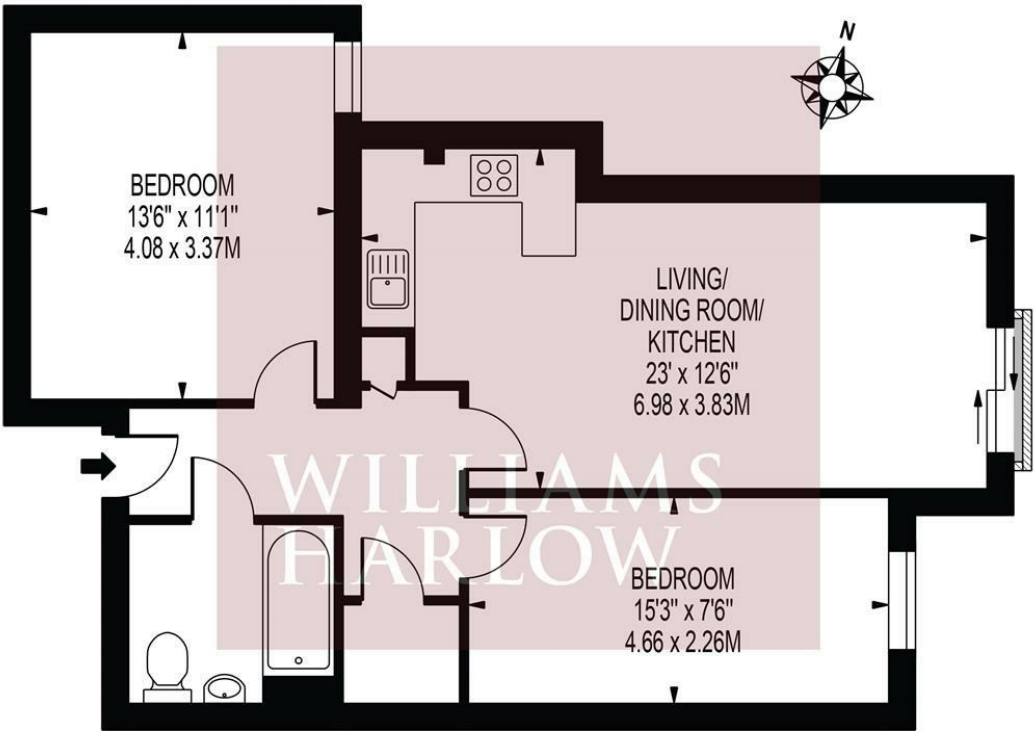


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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

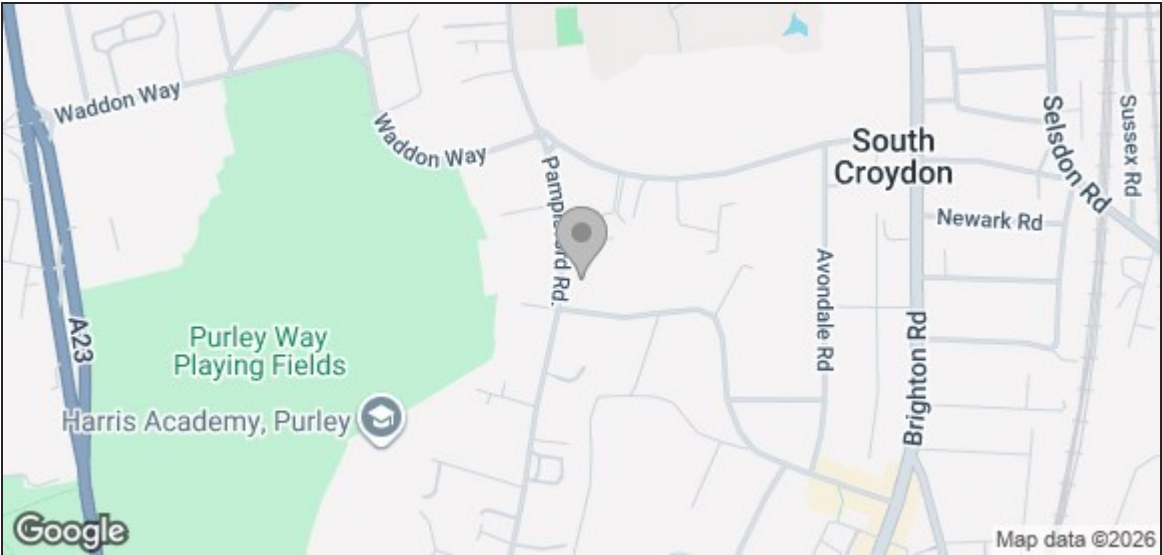
HARVEY COURT,  
PAMPISFORD ROAD

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



THIRD FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |