

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.



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

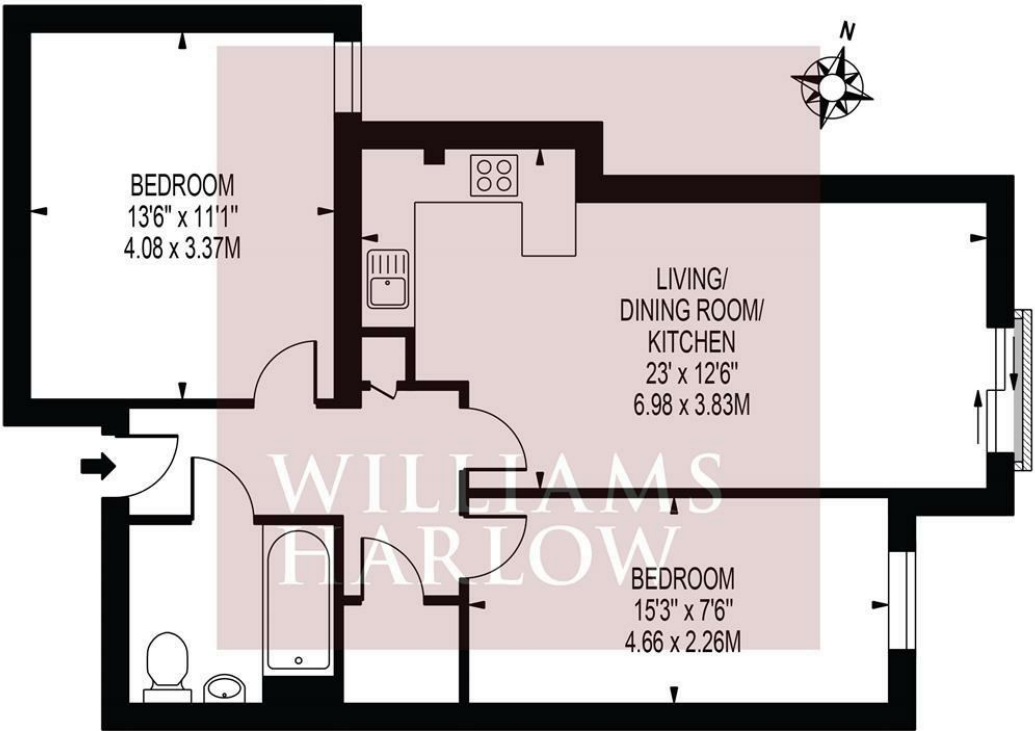


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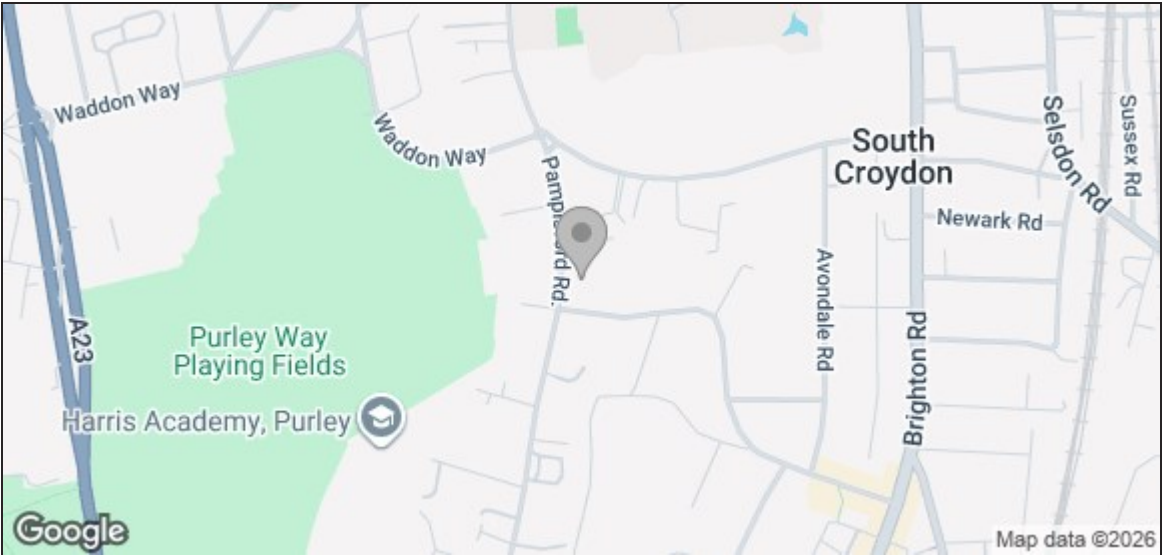
HARVEY COURT,
PAMPISFORD ROAD

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	