

# FOLKLANDS



PAMPISFORD ROAD, SOUTH CROYDON

GUIDE PRICE £240,000







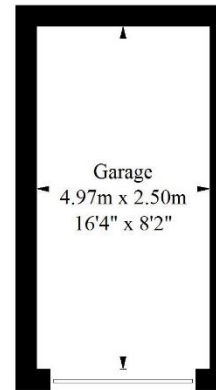
# Pampisford Road, South Croydon

Approximate Gross Internal Area

47.6 sq m / 512 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 60 sq m / 645 sq ft



(Not Shown In Actual  
Location / Orientation)

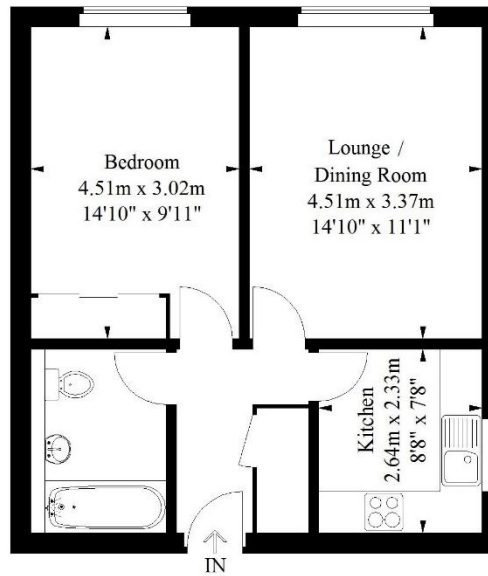


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ LONG LEASE WITH CIRCA 154 YEARS REMAINING
- ❖ PRIVATE GARAGE EN BLOC
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ SEPARATE KITCHEN
- ❖ FAVORABLY LOCATED AT THE REAR OF THE BUILDING
- ❖ EPC EER C



A superbly presented one double bedroom ground floor purpose-built apartment favourably situated at the back of the building, and conveniently located 0.5 miles from Purley Oaks train station, 0.6 miles from Sanderstead train station, and moments away from the local bus stop.

This spacious property benefits from double glazing throughout, a private garage en bloc, a pretty outlook over the well-maintained communal gardens and it boasts a long lease with circa 153 years remaining.

The accommodation comprises one double bedroom with a full range of fitted wardrobes, a stylish three-piece bathroom suite with shower over-bath, a modern fitted kitchen, and a large lounge/dining room.

Furthermore, this property sits within easy reach of a wide variety of shops, bars & restaurants in both South Croydon and Purley. In our opinion this property would make an excellent first time buy or a comfortable home to downsize into.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		