

FOLKLANDS



PAMPISFORD ROAD, SOUTH CROYDON

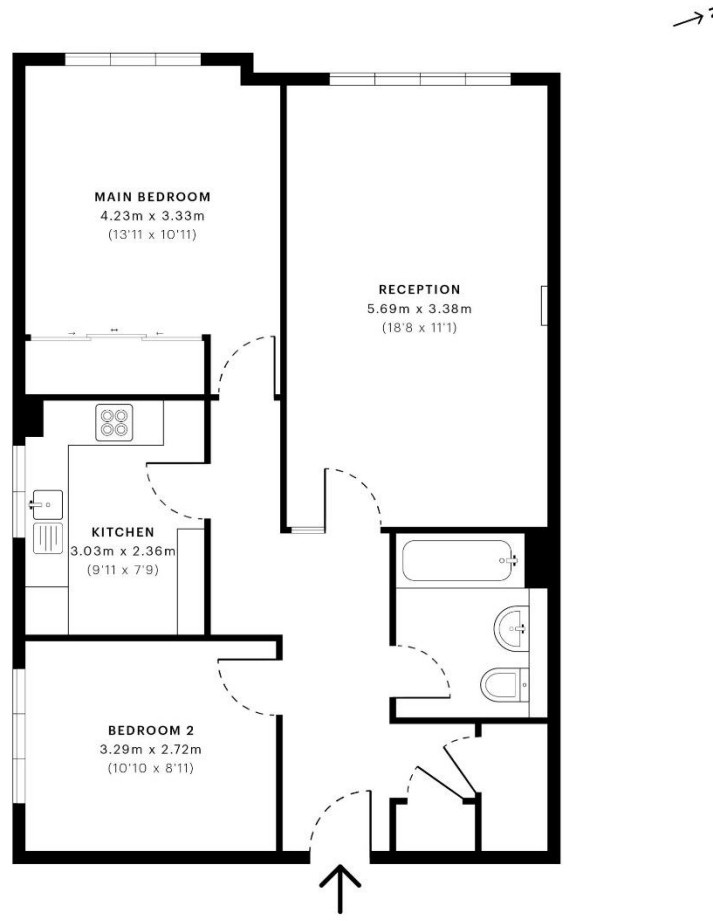
GUIDE PRICE £290,000











— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
67.85 sqm / 730.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
65.01 sqm / 699.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.42 sqm / 736.47 sqft
IPMS 3C RESIDENTIAL 65.90 sqm / 709.34 sqft

SPEC ID 626911637f055a0dc9d9882d

- ❖ TWO DOUBLE BEDROOMS - FIRST FLOOR FLAT
- ❖ SHARE OF FREEHOLD
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ CHAIN FREE
- ❖ COMMUNAL GARDEN
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE LIVING ROOM & SEPARATE KITCHEN
- ❖ EPC EER C

**** Chain Free **** A well-presented two double bedroom first floor purpose-built apartment, situated within this popular location, 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 (Routes 405, 455 & 645).

Offered to the market with no onward chain this spacious property boasts 730 sqft of floor space, it features a private garage en-bloc, and has access to a communal garden. Additionally, the property enjoys a share of freehold and comes with an ultra-long lease.

The accommodation comprises a master bedroom with a full range of fitted wardrobes, a second double bedroom, ample hallway storage, a smartly fitted kitchen, a modern three-piece bathroom suite, and an 18'8 lounge/ dining room.

Furthermore, this property sits within an easy reach of a wide variety of shops, bars & restaurants in both South Croydon and Purley, and is nearby several green spaces. 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	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		