



23 Sycamore Close, South Croydon, Surrey, CR2 7LN

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Sycamore Close  
South Croydon  
Surrey CR2 7LN

Guide Price £300,000

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#### Description

Well presented two bedroom second floor purpose built apartment benefitting from allocated parking space, secure video entry phone system and long lease in excess of 100 years. EPC rating C.

#### Accommodation

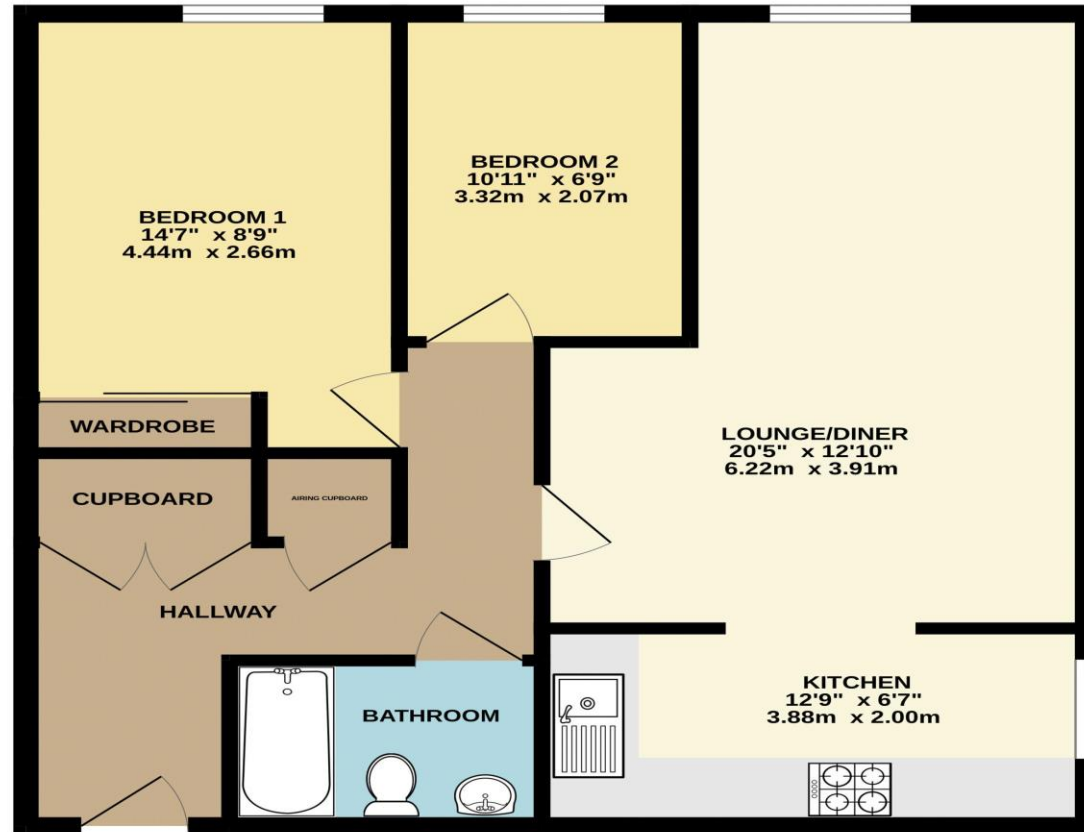
Comprising entrance hall with storage cupboard, spacious open plan 20'5x12'10 double aspect lounge/dining room, separate kitchen, two bedrooms with fitted wardrobes to master and bathroom. The property benefits from lease in excess of 100 years remaining, allocated parking bay, double glazing and video entry phone system.

#### Location

Sycamore Close is situated off Normanton Road under 1/2 a mile from south Croydon Station offering regular links into London. Croydon's 'Restaurant Quarter' is also in close proximity along with the open spaces of Lloyd Park and Park Hill Park. Croydon Town Centre provides a wider array of shops, bars and restaurants including the popular Boxpark. Council Tax Band D. Lease - 103 years remaining. Ground Rent - £160 per annum. Service Charge - £1664 per annum.



2ND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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