

**SOLD STC**



**Pampisford Road, South Croydon**

**2 Bedrooms, 2 Bathroom, Apartment**

**Offers In Excess Of £335,000**



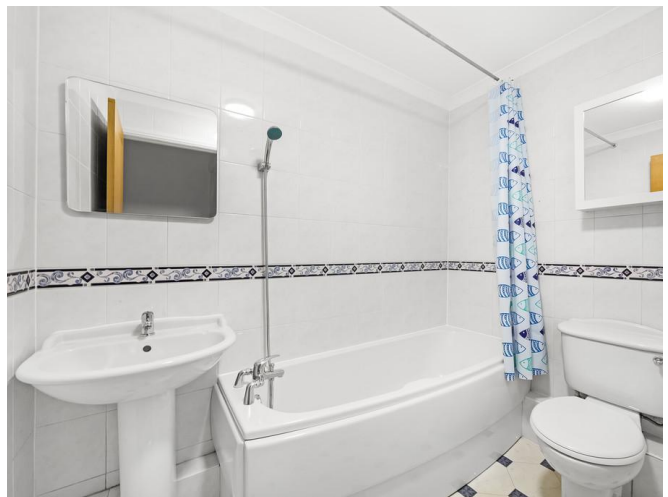
**Pampisford Road, South  
Croydon**  
2 Bedrooms, 2 Bathroom  
Offers In Excess Of £335,000

Enjoying a popular residential location between Croydon and Purley this fantastic exceptionally spacious apartment is perfect as a first time buy or investment property.

On the first floor of a well-kept, small gated development the property comprises an entrance hall, a large reception room with ample living and dining areas, a modern kitchen with dishwasher, two large double bedrooms, 2 modern bathrooms/w.c. and benefits from great storage space, underfloor heating. Parking is allocated at the rear, garage and no chain. Call us now for an appointment to view!

- Exceptional Apartment
- Bigger than Average
- Two Double Bedrooms
- Large Living Room
- Two Bathrooms







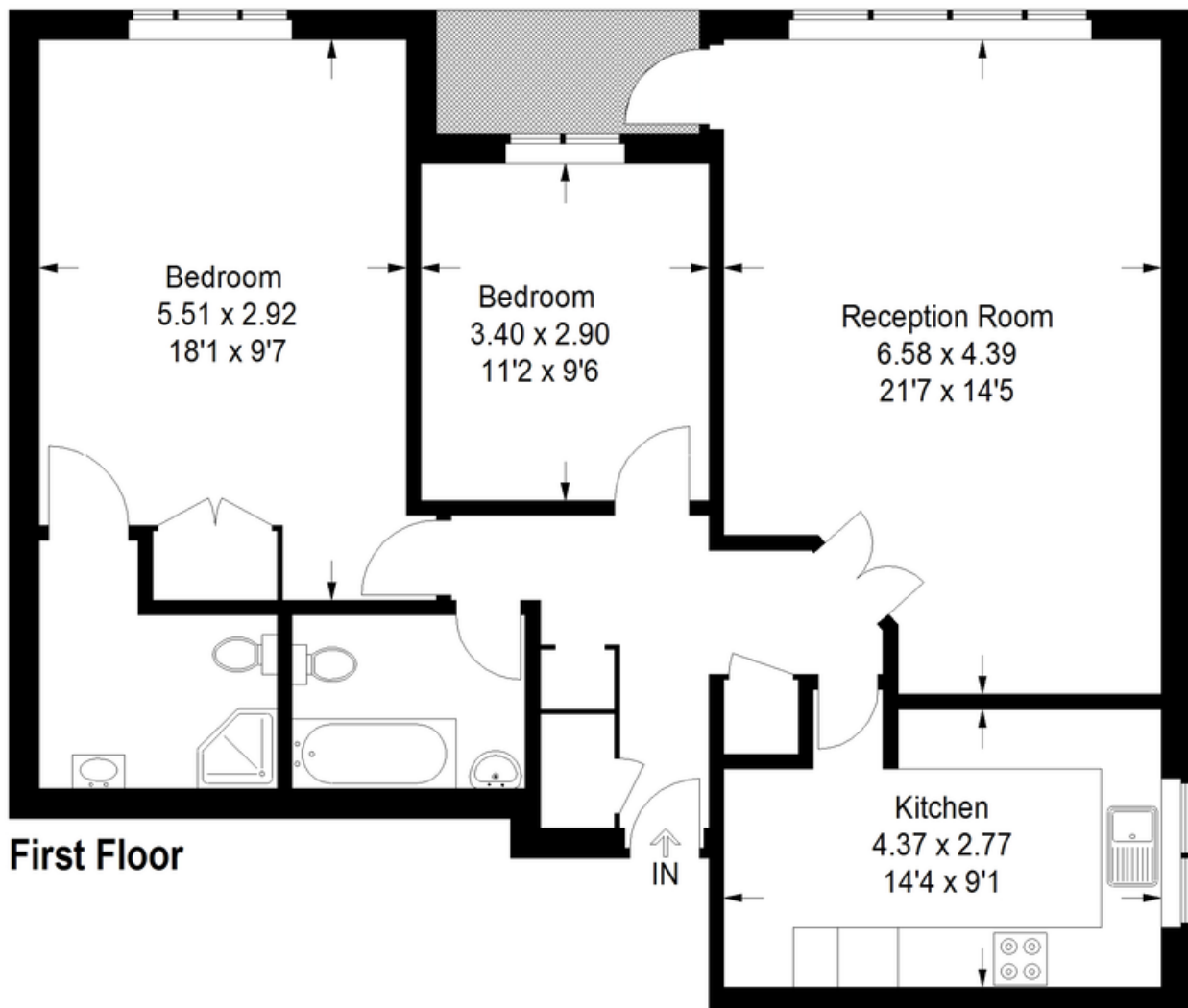
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		



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39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Pampisford Road, CR2

Approximate Gross Internal Area  
91.1 sq m / 981 sq ft



## Martin & Co Croydon

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# 0208 688 8565

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.