



Flat 9 Milford House, 198 Pampisford Road, South Croydon, Surrey, CR2 6DB

Pollard Machin
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198 Pampisford Road
South Croydon
Surrey CR2 6DB

Guide Price £288,000

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Description

* SHARE OF FREEHOLD * A well presented purpose built two double bedroom top floor apartment featuring communal gardens, car park and garage situated on popular Pampisford Road, South Croydon. EPC Rating C. Council tax band C.

Accommodation

The property comprises of; Communal entrance with secure entry phone system, entrance hall with plenty of storage, 18'8 living room, modern refitted kitchen, main bedroom with fitted wardrobes, further double bedroom and family bathroom. Outside features large communal grounds, car park and a private garage en bloc. Service charge is currently circa £2985.39 per annum. 982 Year Lease.

Location

Located along Pampisford Road in the heart of South Croydon and accessed off the Brighton Road, conveniently positioned being within reach of South Croydon station with connections to London Bridge and Victoria as well as bus routes. A choice of schools in both the private and state sector including Whitgift, Trinity, Croydon High and Croham Hurst together with a choice of tennis, golf courses and churches.



Millford House, CR2

Approximate gross internal area

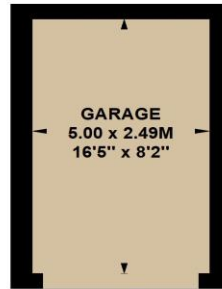
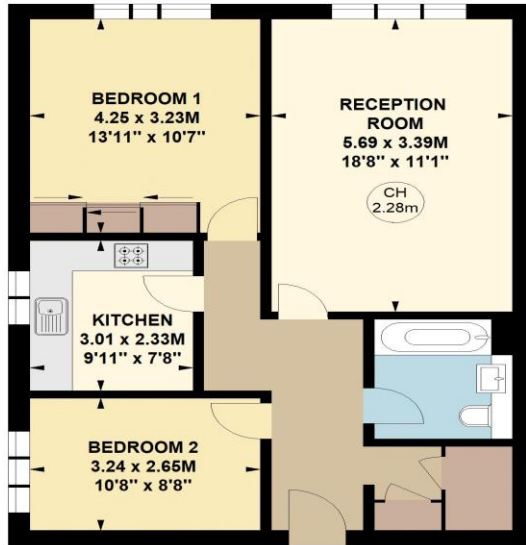
80.82 sq m / 870 sq ft

(Including Garage)

Garage

12.45 sq m / 134 sq ft

Key :
CH - Ceiling Height



(Not shown in actual location / orientation)

Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Viewings Strictly by Appointment Only

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