



3, 3, Parris Close, South Croydon, Surrey, CR2 0QX

Pollard Machin
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Parrs Close
South Croydon
Surrey CR2 0QX

£310,000

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Description

A well presented and spacious purpose built ground floor apartment offered to the market with no chain. Further benefits include long lease, communal grounds and private garage en bloc. Conveniently located close to Sanderstead Station providing fast services to London. EPC Rating C. Council Tax Band C.

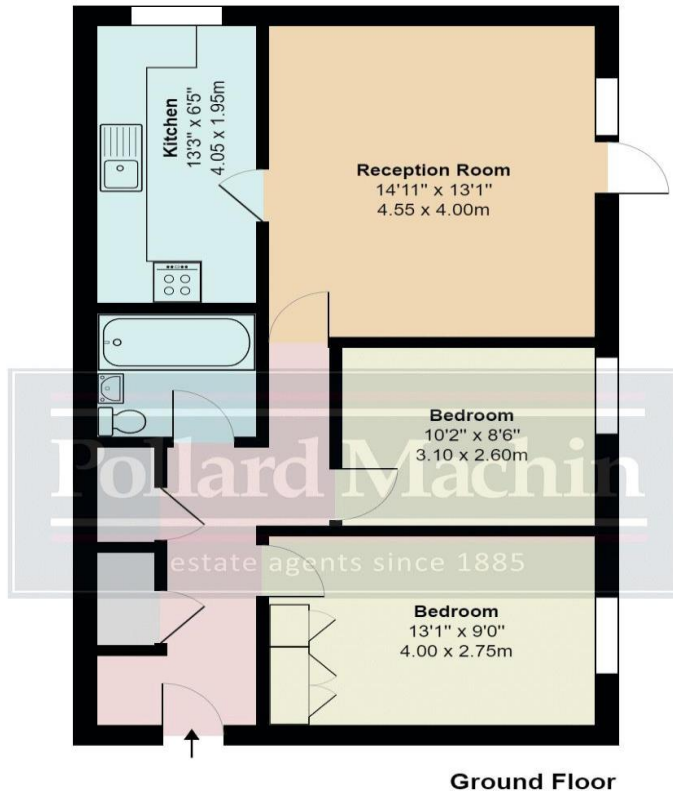
Accommodation

The property comprises; Entrance hall with security phone entry system, living room with doors onto communal gardens, modern fitted kitchen, two double bedrooms and modern bathroom. Outside offers communal gardens and a private garage en bloc. The property meets Croydon Landlord regulations (EICR, Gas Safe, Fire doors etc) and has recently been decorated throughout including new windows in 2022. Leasehold details - 146 Years remaining on lease £0 Ground rent P.A £1,263.60 Service charge P.A

Location

Parrs Close was constructed by Bellway Homes located off Florence Road within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Wettren Gardens and Purley Beeches together with bus services into Croydon and the surrounding area.





Ground Floor

Parrs Close, South Croydon, CR2
Gross Internal Area 673sq ft / 62.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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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