

FOLKLANDS

PAMPISFORD ROAD, SOUTH CROYDON
MONTHLY RENTAL OF £1,400







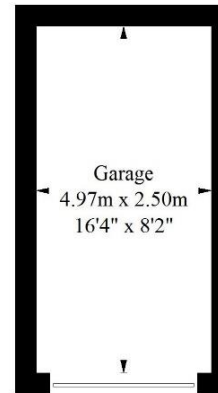
Pampisford Road, South Croydon

Approximate Gross Internal Area

47.6 sq m / 512 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 60 sq m / 645 sq ft



(Not Shown In Actual
Location / Orientation)

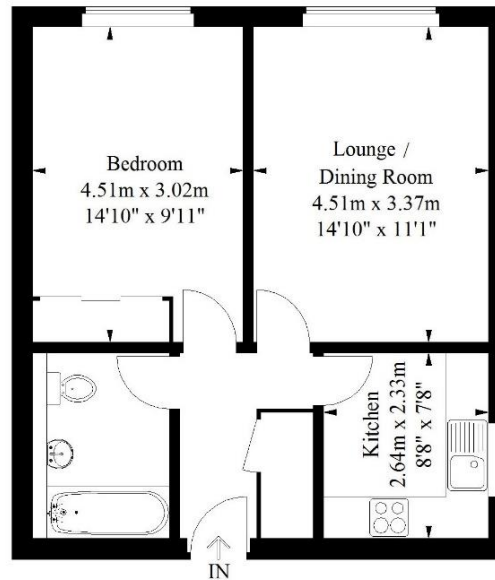


Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 490682)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ PART-FURNISHED
- ❖ ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT
- ❖ PRIVATE GARAGE EN BLOC
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ SEPARATE KITCHEN
- ❖ FAVORABLY LOCATED AT THE REAR OF THE BUILDING
- ❖ EPC EER C

**** Available Immediately ** Part-Furnished **** A superbly presented one double bedroom ground floor purpose-built apartment favourably situated at the back of the building, and 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.

This spacious property benefits from double glazing throughout, a private garage en bloc, a pretty outlook over the well-maintained communal gardens and gas central heating. Residents also have access to 4 communal parking bays (First come first serve).

The accommodation comprises one double bedroom with a full range of fitted wardrobes, a stylish three-piece bathroom suite with shower over-bath, a modern fitted kitchen, and a large lounge/dining room.

Furthermore, this property sits within easy reach of a wide variety of shops, bars & restaurants in both South Croydon and Purley. In our opinion this property would make an excellent home for a single professional or couple.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		