



Oakfield Court, Pampisford Road, South Croydon CR2 6DD

welcome to

Oakfield Court Pampisford Road, South Croydon

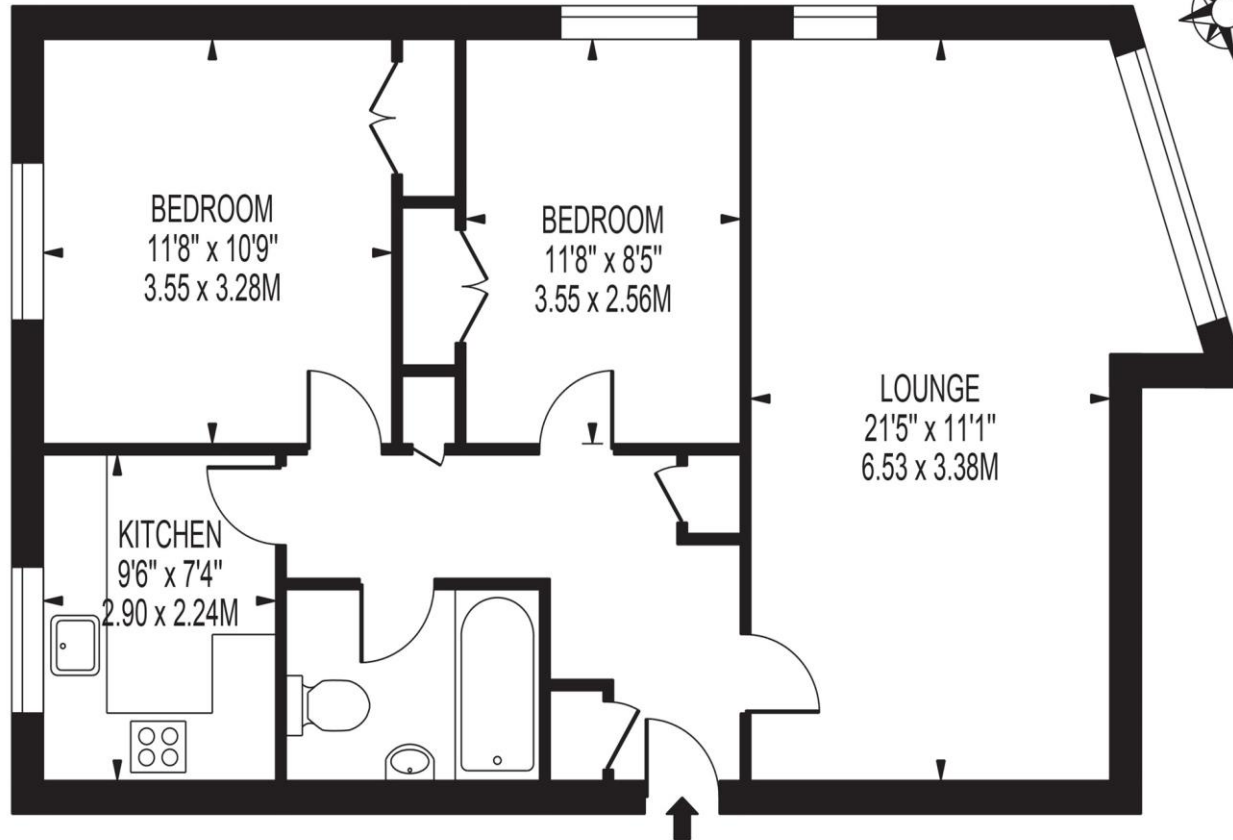
Elegance meets convenience in this beautifully presented two-bedroom residence at Oakfield Court approximately 731 sq. ft (67.92 sq. m) of beautifully arranged living space on the second floor. The apartment has been thoughtfully designed to create a seamless flow of space, blending comfort with a touch of sophistication. From the moment you arrive, the setting offers a sense of exclusivity - access to a peaceful communal green, and allocated parking with CCTV ensure both security and serenity. A private garage adds further practicality, making the home as functional as it is stylish.



With a share of freehold, an impressive 913 years remaining on the lease, and a manageable service charge of approximately £1,992 per annum, the property comes with a lift for easy access. This home offers peace of mind and long-term value. Positioned within a sought-after South Croydon development, Oakfield Court delivers the perfect balance of suburban calm and city connectivity. Whether you're a first-time buyer, downsizer, or investor, this property represents a rare opportunity to secure a residence that combines lifestyle, location, and longevity. Situated within the desirable Oakfield Court development, this property provides a tranquil haven without compromising on convenience. Whether you are a professional seeking a stylish city base, a couple searching for a first home, or downsizers looking for ease of living, this residence delivers on every level.

OAKFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 731 SQ FT - 67.92 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two Double Bedrooms
- Private Front Garden & Access to Communal Green
- Garage & Allocated Parking with CCTV
- Share of Freehold - 913 Years Remaining
- Service Charge: Approx. £1,992 p.a.
- No Onward Chain
- Close to Stations & Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109684



Property Ref:
SCS109684 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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