



Flat 1, 3 Parrs Close, South Croydon, Surrey, CR2 0QX

**Pollard Machin**  
estate agents since 1885

Flat 1  
3 Parris Close  
South Croydon  
Surrey CR2 0QX

Monthly Rental Of £1,550

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A well presented two-bedroom ground floor flat with private decking area and garage included. Good size reception room that leads to decking area and communal gardens. Modern fitted kitchen with washing machine, built in extractor hood/gas hob/oven and under counter fridge. Modern fitted bathroom. Ample storage cupboards in hallway with entry phone system. Gas central heating. Double glazed. Built in wardrobes in main bedroom.

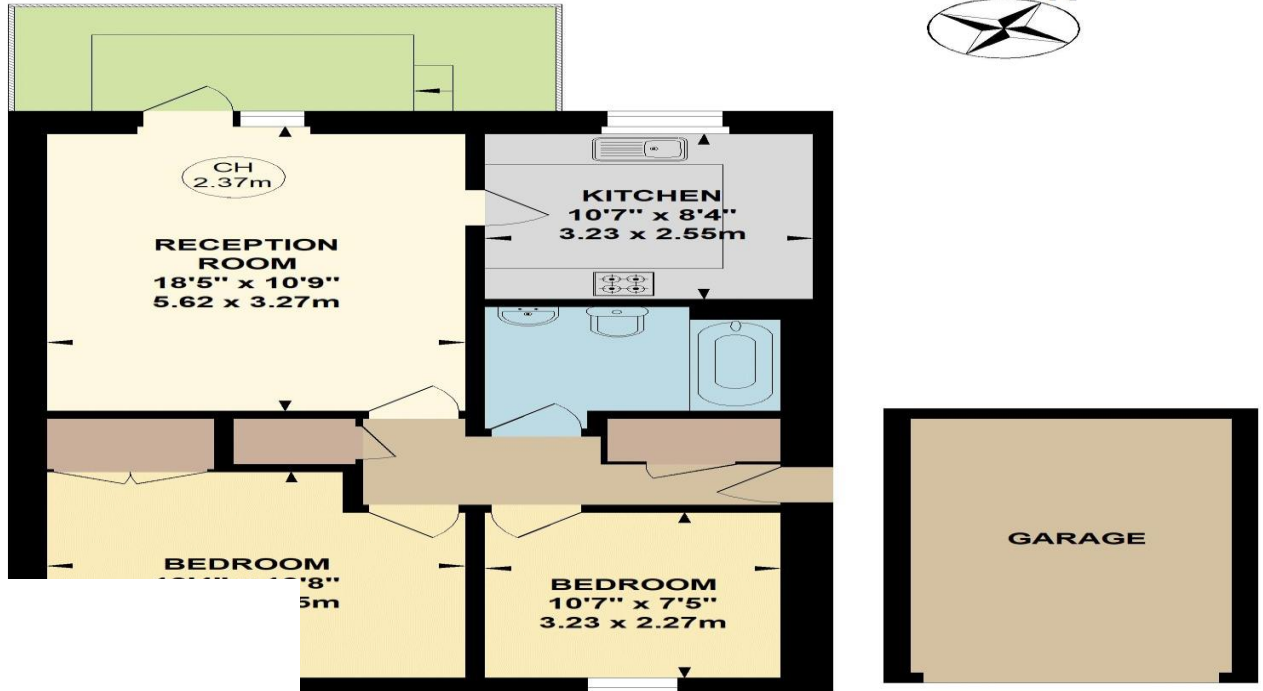
Parris Close was constructed by Bellway Homes located off Florence Road within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, churches, walks around Wettren Gardens and Purley Beeches together with bus services into Croydon and the surrounding areas.

EPC Rating - C. Council Tax Band - C.



**Parrs Close, CR2**  
 Approximate gross internal area  
**61.96 sq m / 667 sq ft**  
 (Excluding Garage)

Key :  
 CH - Ceiling Height



**Ground Floor**

(Not shown in actual location / orientation)

guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only



The Agents 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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