



Parrs Close, South Croydon - CR2 0QX

Guide Price £310,000





Flat 1

2 Parrs Close, South Croydon

A well presented two double bedroom ground floor apartment situated in a convenient location within a short walk of a choice of train stations, with garage and residents parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Bathroom
- Ground Floor
- Two Double Bedrooms
- Garage
- Residents Parking



Description: Situated in a highly desirable location within close proximity to Sanderstead and Purley Oaks Stations with excellent links to London. Is this ground floor flat that offers a spacious and comfortable living environment with direct access from the lounge to the beautifully maintained communal grounds. The property features a garage and residents parking, ensuring convenience and ease of access for residents.

Upon entering the property, you are greeted by a communal entrance hall leading to the front door of the flat. The entrance hall of the flat itself boasts practical amenities including an entry phone system, and two built-in storage cupboards.

The lounge/dining room is a welcoming space with ample natural light streaming in through the double glazed door that leads directly to the communal grounds. Additionally, a double glazed window to the side further enhances the bright and airy atmosphere of the room. An adjoining door leads to the kitchen, creating a seamless flow between the living and dining areas.

The kitchen is fitted with a range of base and eye level units providing ample storage space, complemented by work surfaces and tiled splashbacks. A double glazed window overlooks the garden, offering a pleasant view while cooking.

Both bedrooms are generously proportioned double rooms, each featuring double glazed windows overlooking the front aspect, allowing natural light to fill the space, the master bedroom also has fitted wardrobes.

Completing the accommodation is the well-appointed bathroom, equipped with a panel enclosed bath with shower over, low level WC, and pedestal wash basin.

Externally, the property benefits from well-presented communal grounds, providing residents with a tranquil outdoor space to enjoy. Additionally, the property includes a garage and residents parking, ensuring convenience and peace of mind for vehicle owners.

This delightful ground floor flat offers a comfortable and convenient lifestyle in a sought-after location, making it an ideal choice for a range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

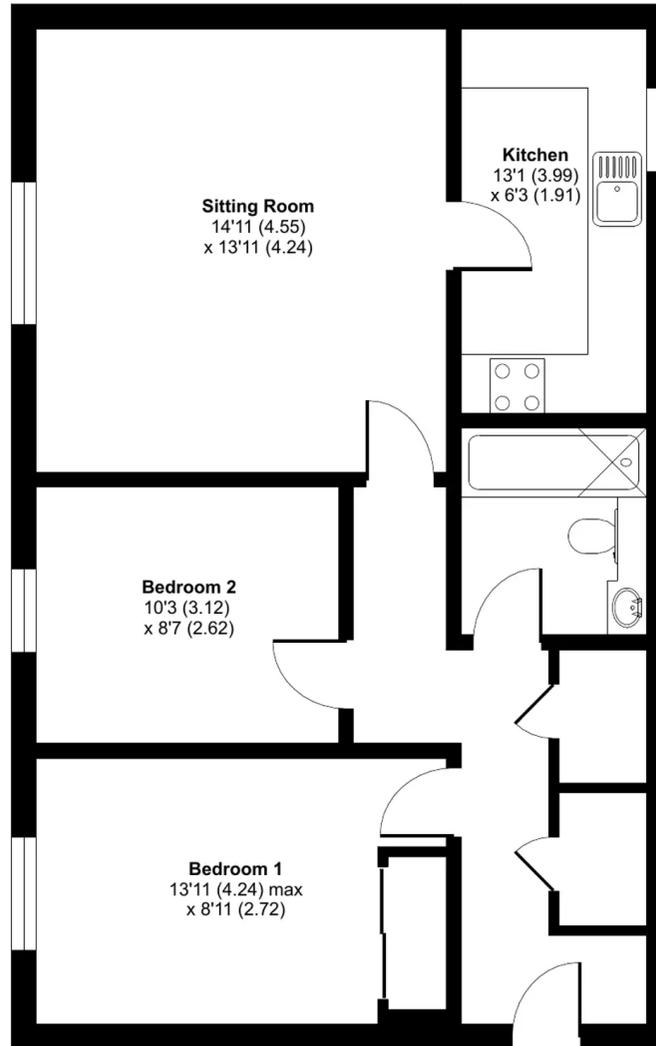
For further information or to arrange a viewing, please contact Park & Bailey.



Parrs Close, CR2

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



GROUND FLOOR





Park & Bailey Warlingham

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