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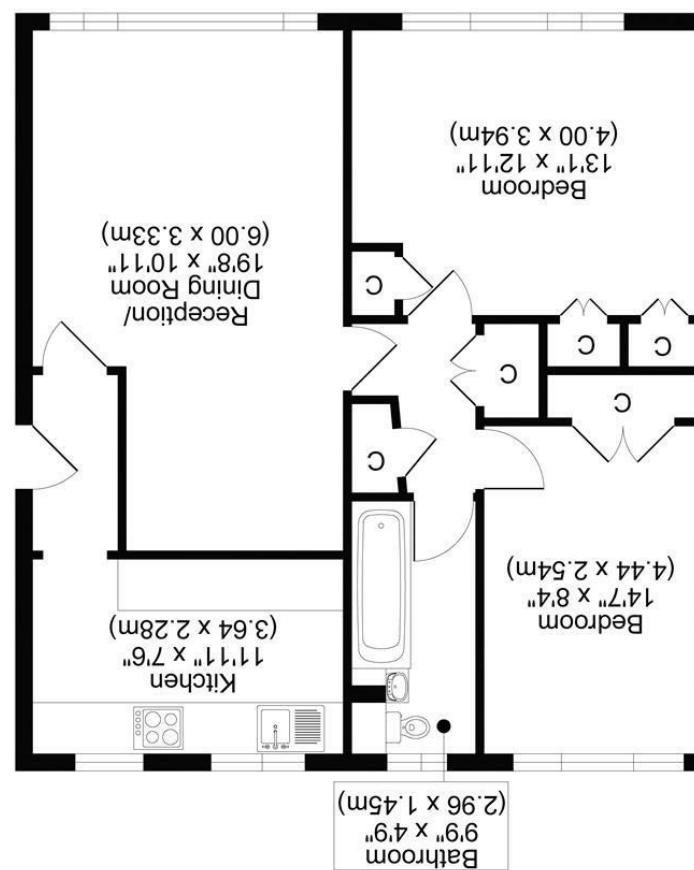
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CHRISTIES

The Property Ombudsman

optimedial.co.uk  
OPTIC MEDIA

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are either by the seller or his agent.  
shown conveniently and are approximate only and cannot be regarded as being a representation



TOTAL APPROX FLOOR PLAN AREA 715 SQ.FT (66 SQ.M)

HURSTVIEW GRANGE, PAMPERSFORD ROAD, CR2



CHRISTIES



\*GUIDE PRICE £290,000 - £300,000\*

SITUATED ON PAMPISFORD ROAD IN SOUTH CROYDON, THIS CHARMING GROUND FLOOR FLAT, BUILT IN THE 1930'S, OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE.

WITH TWO GENEROUSLY SIZED DOUBLE BEDROOMS, BOTH FEATURING FITTED WARDROBES, THIS PROPERTY IS PERFECT FOR THOSE SEEKING AMPLE STORAGE AND SPACE. THE SPACIOUS LOUNGE/DINER PROVIDES AN INVITING AREA FOR RELAXATION AND ENTERTAINING, WHILE THE FITTED KITCHEN IS WELL-EQUIPPED FOR ALL YOUR CULINARY NEEDS. THE MODERN TILED BATHROOM ALSO FEATURES UNDERFLOOR HEATING, ENSURING A WARM AND COSY ATMOSPHERE.

RESIDENTS WILL ALSO APPRECIATE THE COMMUNAL GARDENS, WHICH OFFER A LOVELY OUTDOOR SPACE TO UNWIND. ADDITIONALLY, THE PROPERTY INCLUDES RESIDENTS PARKING, ALONG WITH AN EBLOC GARAGE, MAKING IT EASY TO COME AND GO AS YOU PLEASE.

IDEALLY SITUATED, THIS FLAT IS WITHIN EASY REACH OF PURLEY AND SOUTH CROYDON, WHERE YOU WILL FIND A WEALTH OF AMENITIES INCLUDING SCHOOLS, SHOPS, AND EXCELLENT TRANSPORT LINKS. THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE, COMBINING A PRIME LOCATION WITH COMFORTABLE LIVING. DON'T MISS THE CHANCE TO MAKE THIS DELIGHTFUL FLAT YOUR NEW HOME.

ANNUAL SERVICE CHARGES £2,670.00 AS ADVISED BY VENDOR SPLIT QUARTERLY.

LEASE REMAINING 961 YEARS.

- GROUND FLOOR PURPOSE BUILT FLAT
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES
- IDEALLY LOCATED FOR PURLEY AND SOUTH CROYDON AMENITIES
- EPC RATING D
- COUNCIL TAX BAND C

