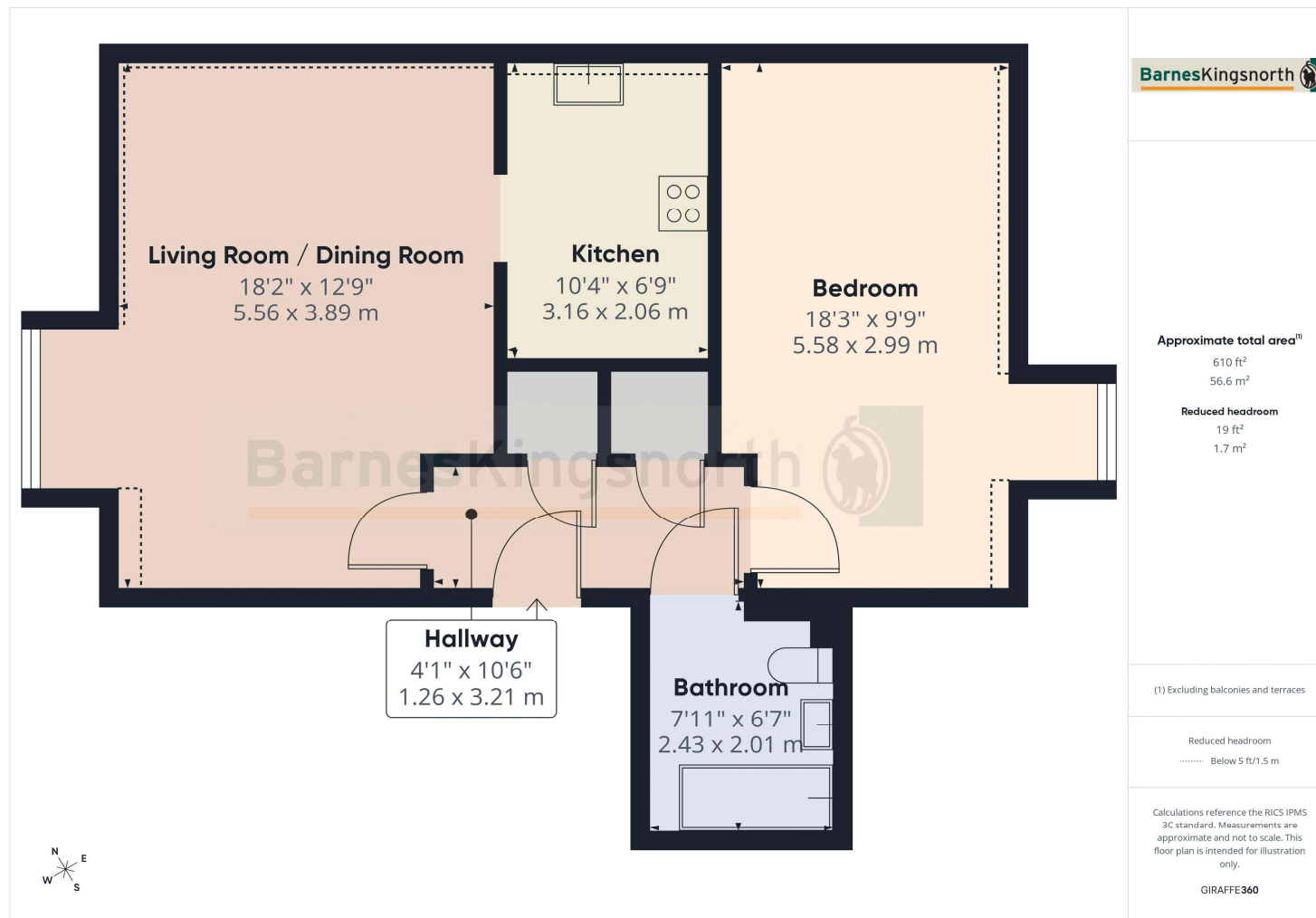


Barnes Kingsnorth offices at:
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BarnesKingsnorth



**Pampisford Road,
South Croydon, Surrey, CR2 6GS**

OIEO £230,000 Leasehold

Viewings strictly by appointment with the agent

Tel: 01892 822880

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Perfect for those looking to take their first steps onto the property ladder, this wonderful top-floor one-bedroom apartment has been an ideal bolt hole for its current owners, who are now ready to embark on their next adventure. A communal entrance with stairs leads to the top floor, where you'll find this lovely apartment. There is useful space outside the front door, currently used for shoe storage. On entering, you are welcomed into a bright internal hallway, with space to hang coats and two very large storage cupboards — perfect for keeping day-to-day paraphernalia neatly tucked away. The lovely, generously sized sitting room features a focal dormer window, flooding the room with natural light and creating a warm and inviting atmosphere. The open-plan layout provides plenty of space for comfortable sitting-room furniture as well as a dining table, making this a wonderful space for cosy evenings in or entertaining friends. The sitting room opens into the well-appointed kitchen, which offers everything you need for modern living. There is an integrated electric hob, double oven, dishwasher and washing machine, along with plenty of cupboard and worktop space. A skylight window brings the outside in, making the kitchen feel particularly airy and bright. The large bedroom provides generous space for a substantial bed and plenty of storage. Enjoying the morning light, it is a lovely room to wake up in. The bathroom completes the accommodation and features a bath with shower over, WC and plenty of useful storage. A charming and practical first home, this apartment offers a fantastic opportunity for anyone looking to get onto the property ladder, or indeed those seeking a cosy and well-appointed bolt hole.

OUTSIDE

The property is approached from the main road via shared access, through beautifully manicured communal gardens. To the rear, there is the added benefit of one allocated parking space within the private gated parking area.

PLEASE NOTE: The property has 108 years left on the lease. There is a ground rent charge of £250 per year and annual service charges of circa £2600. This covers the maintenance of the building, maintained gardens, private gated parking and window cleaning. The property also benefits from sole access to a loft space accessed from the internal hallway of the home.



LOCAL AREA

Located on the ever-popular Pampisford Road in South Croydon, this property benefits from excellent transport links and a wide range of local amenities. Several train stations, including Purley Oaks, Sanderstead, Purley, South Croydon and East Croydon, are all within easy reach, providing convenient connections for commuters. Regular bus services also operate nearby, with routes running towards both East Croydon and Purley. South Croydon is a vibrant and popular area, offering the perfect balance between the convenience of London living and a quieter residential setting. London is just a short journey away, while local shops and everyday amenities can be found approximately a 10-minute walk away on Brighton Road. For those who enjoy socialising, a selection of popular local pubs and restaurants are also within easy walking distance, including The Crown & Sceptre, The Purley Arms and The Pear Tree, all reachable within around 20 minutes. If outdoor space is important to you, Haling Park is just a five-minute walk from the property. This attractive community green space provides a lovely setting for relaxing, walking and enjoying the outdoors.

PLEASE NOTE: In accordance with Estate Agency Act 1979 a member of the staff is associated with the vendor.

Energy Efficiency Rating: C

Council Tax Band: C

