



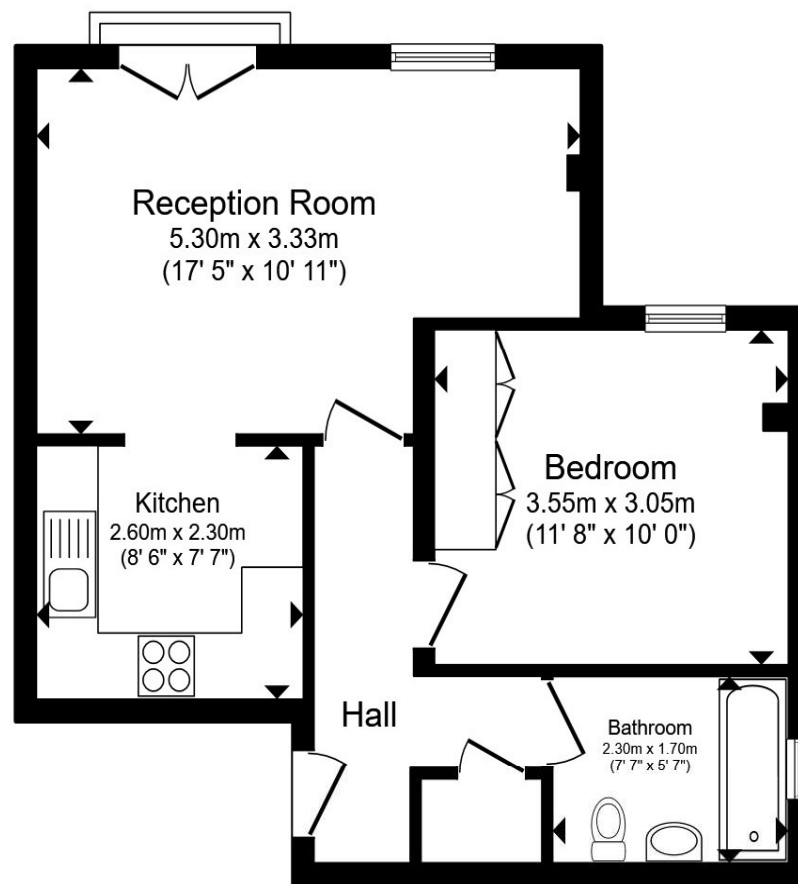
Harlequin Court Pampisford Road, South Croydon CR2 6DB

welcome to

Harlequin Court Pampisford Road, South Croydon

A beautifully presented one-bedroom upper floor apartment, situated within the attractive and well-maintained Harlequin Court development on the sought-after Pampisford Road. Offering bright and spacious accommodation throughout, this stylish property is ideal for first-time buyers, downsizers.





Second Floor

Total floor area 44.1 m² (474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The apartment comprises a generous reception room measuring over 17ft in length, providing ample space for both living and dining areas. Large windows and neutral décor create a light and airy feel, while the open layout offers excellent versatility for modern living. The separate fitted kitchen is well-appointed with a range of wall and base units, work surfaces and integrated cooking facilities. The double bedroom is particularly spacious and benefits from fitted wardrobes, offering excellent storage. A well-presented family bathroom and welcoming entrance hall complete the internal accommodation. The property has been maintained to a high standard throughout, allowing purchasers to move straight in with minimal work required. Externally, residents have access to attractive communal grounds, including a rear garden area, which provides a pleasant outdoor space to enjoy. The development is set back from the road and offers a peaceful residential setting. Harlequin Court enjoys a convenient South Croydon location, with excellent transport links nearby. South Croydon and Purley Oaks stations are both within easy reach, providing regular services into London Bridge, Victoria and Gatwick Airport. A range of local bus routes also serve the area. Families are well catered for with a selection of highly regarded schools nearby, including Atwood Primary Academy, Harris Academy Purley and several independent and state schools within the surrounding area.

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- One-bedroom upper floor apartment
- Separate fitted kitchen
- Double bedroom with fitted wardrobes
- Well-presented bathroom
- Well-maintained development

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1450.85

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110211



Property Ref:
SCS110211 - 0003

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