



8, 2, Parris Close, South Croydon, Surrey, CR2 0QX

**Pollard Machin**  
estate agents since 1885

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Parrs Close  
South Croydon  
Surrey CR2 0QX

Guide Price £295,000

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### Description

Situated on the top floor of a well-maintained development, this bright and spacious two-bedroom apartment offers well-balanced accommodation throughout, ideal for first-time buyers, downsizers or investors alike. EPC Rating C. Council Tax Band C.

### Accommodation

The property features a generous reception room measuring approximately 14'9" x 13'1", providing ample space for both living and dining areas and direct access to a private balcony perfect for enjoying morning coffee or evening relaxation.

The separate kitchen is well-proportioned and functional offering a range of storage and workspace.

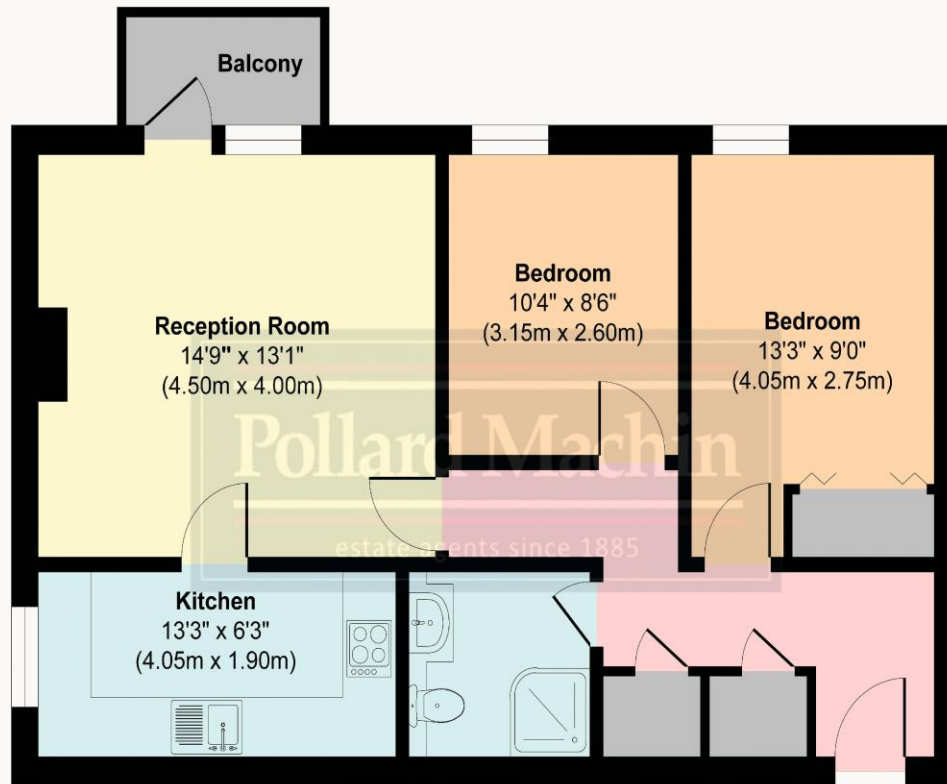
There are two good-sized bedrooms including a principal bedroom and a second bedroom ideal as a guest room, home office or nursery. A family bathroom and additional storage cupboards are accessed via the hallway enhancing practicality.

Further benefits include: Top floor position offering privacy and elevated views Private balcony Well-proportioned rooms throughout Approx. 668 sq ft (62.11 sq m) of internal space.

### Location

Convenient location close to local amenities and transport links, Parrs Close is a quiet residential setting within easy reach of South Croydon's shops, restaurants and mainline stations providing excellent connections into Central London and beyond.





### Second Floor

Parrs Cl, South Croydon CR2

Approx. Gross Internal Area 668 sq. ft / 62.11 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore 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.





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