



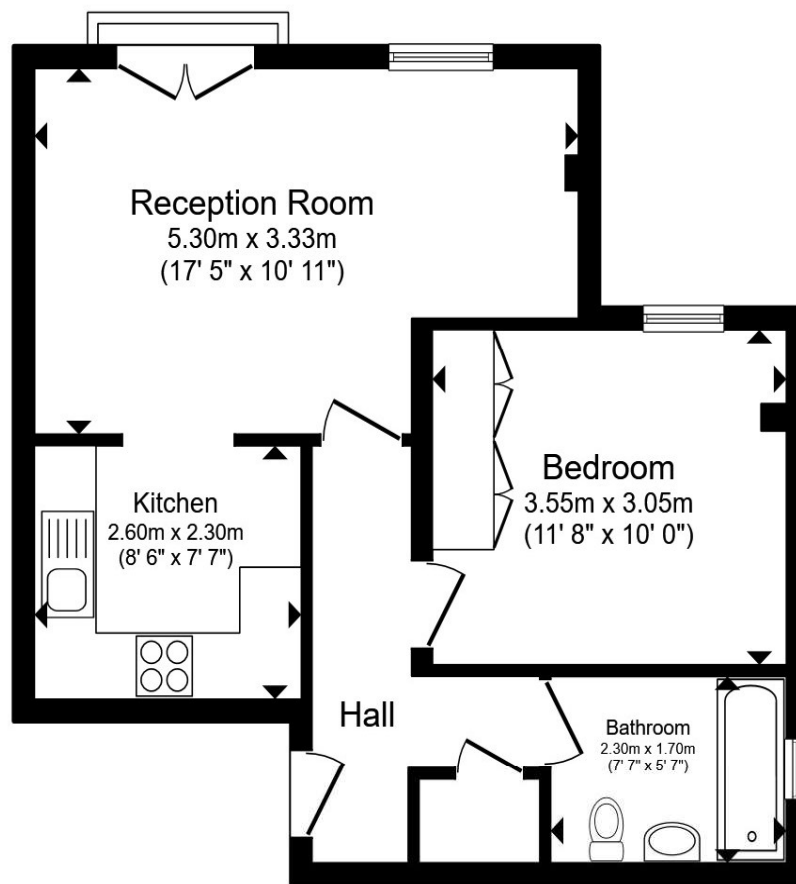
Harlequin Court Pampisford Road, South Croydon CR2 6DB

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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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: D

Council Tax Band: C Service Charge: 2901.70

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 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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