

## ASKING PRICE £290,000



### Flat 5, 182 Pampisford Road, South Croydon CR2 6GS

CHAIN FREE - FIRST FLOOR MODERN APARTMENT WITH GATED PARKING

Frost Estate Agents are pleased to bring to the market this delightful first floor apartment situated on Pampisford Road mid-way between Purley and South Croydon, ideal for commuters. The property is also being offered with the benefit of no onward chain.

The property briefly comprises of; entrance hall with storage cupboards, reception room with rear aspect views, two good size bedrooms (master bedroom with fitted wardrobes), en-suite shower room, a bathroom and a superbly appointed kitchen with granite work surfaces and integrated appliances. The property also has an allocated gated parking space to the rear accessed from Blackford Close, gas central heating and double glazing.

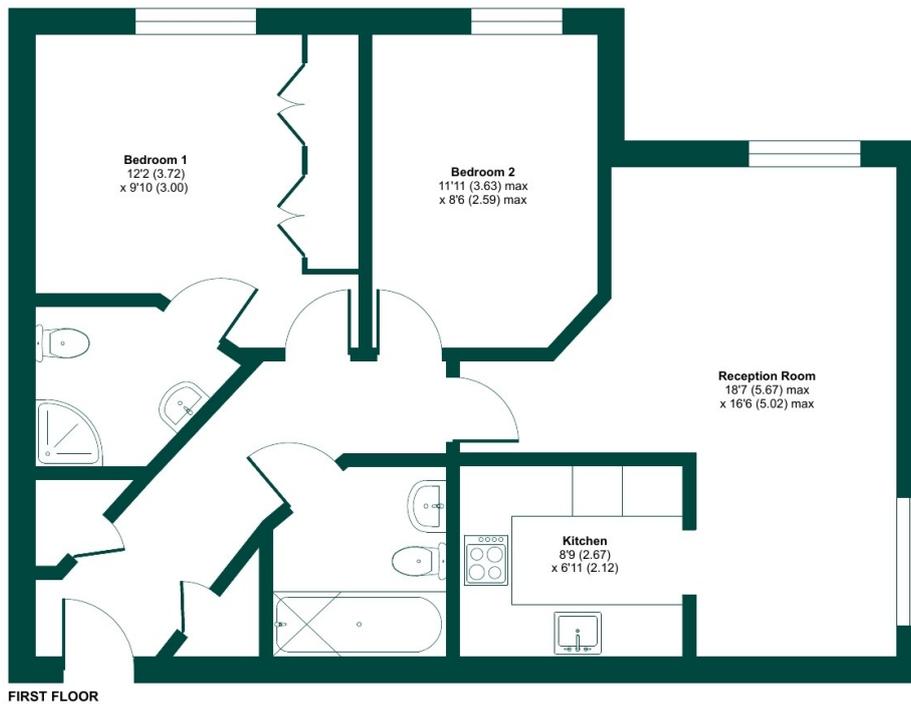
Commuting is easy with Purley mainline train station within 0.7 miles which has fast city links to London Victoria and London Bridge. Croydon and Purley town centres are both accessible and have a comprehensive range of shops and amenities and entertainment facilities, local bus services also run along Pampisford Road.



# Pampisford Road, South Croydon, CR2

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Frost Estate Agents. REF: 1387424



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

Lease 110 years

Service Charge: £2,100.00  
inclusive of contributions to buildings insurance

Ground rent: £300.00

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

