



Parrs Close | | South Croydon | CR2 0QX

£1,550 PCM



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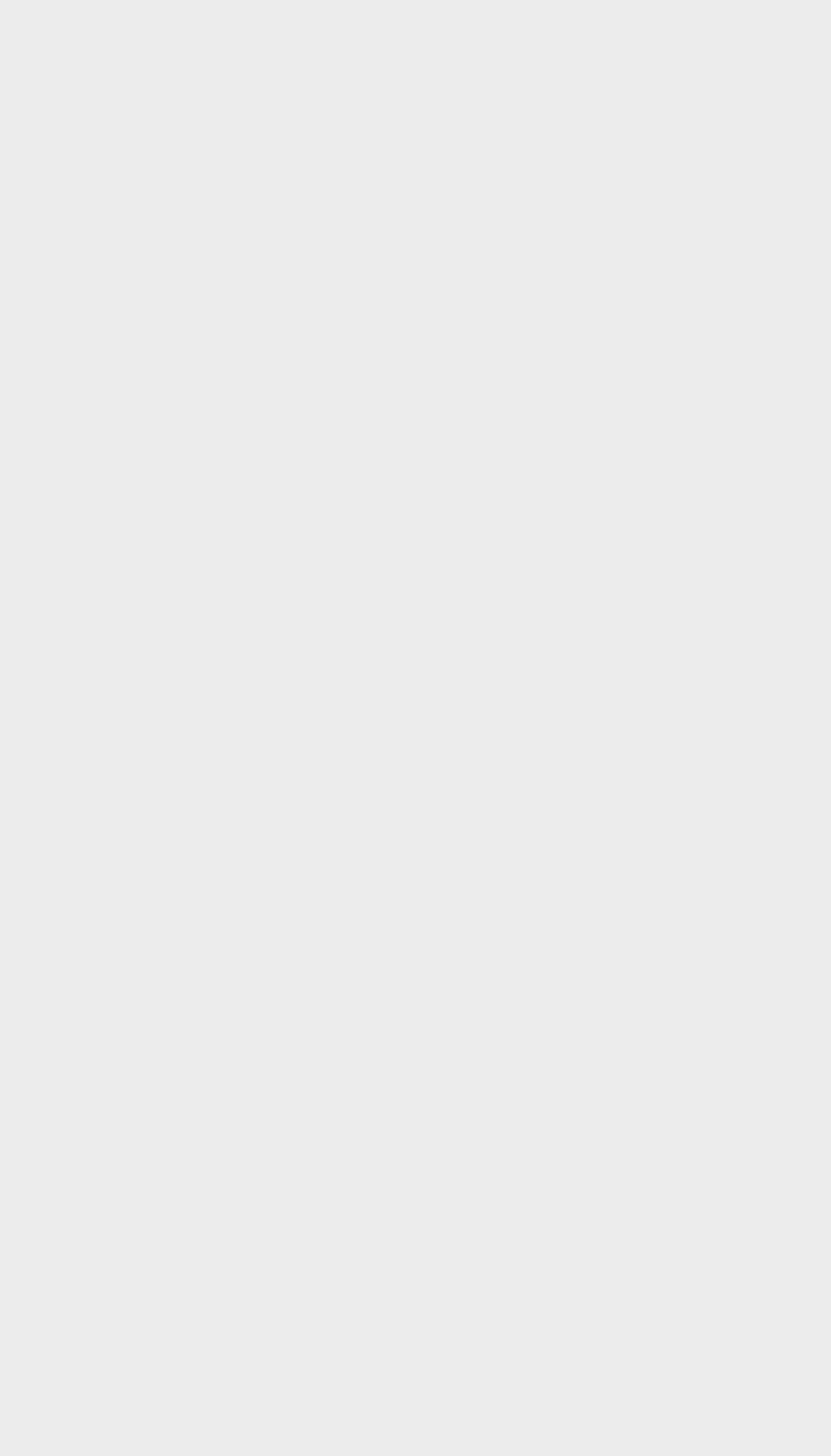
This well-presented two-bedroom first floor flat offers spacious living. The property features a modern fitted kitchen complete with a fridge/freezer, gas hob, Oven, and washing machine. There are two generously sized bedrooms, along with a contemporary family bathroom fitted with a bath and overhead shower.

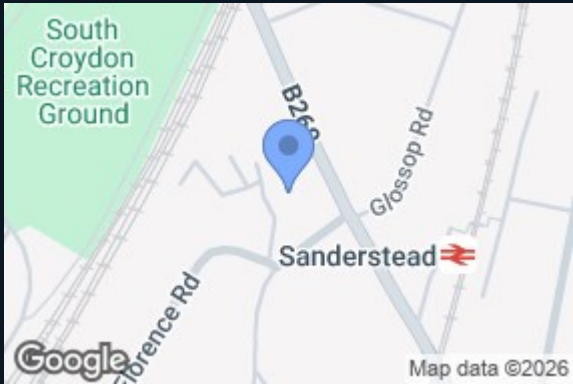
The bright and spacious open-plan living and dining area provides the perfect space to relax with direct access to a private balcony overlooking the attractive communal gardens. Further benefits include ample storage throughout the hallway, gas central heating, and a practical layout that maximises space and natural light.

Parrs Close was constructed by Bellway Homes located off Florence Road within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, churches, walks around Wettren Gardens

- BALCONY
- TWO BEDROOMS
- WITHIN REACH OF SANDERSTEAD & PURLEY OAKS STATION
- STORAGE CUPBOARDS IN HALLWAY
- EPC RATING C
- FIRST FLOOR FLAT
- UNFURNISHED
- GAS CENTRAL HEATING
- CROYDON COUNCIL TAX BAND C
- DEPOSIT £1788.00

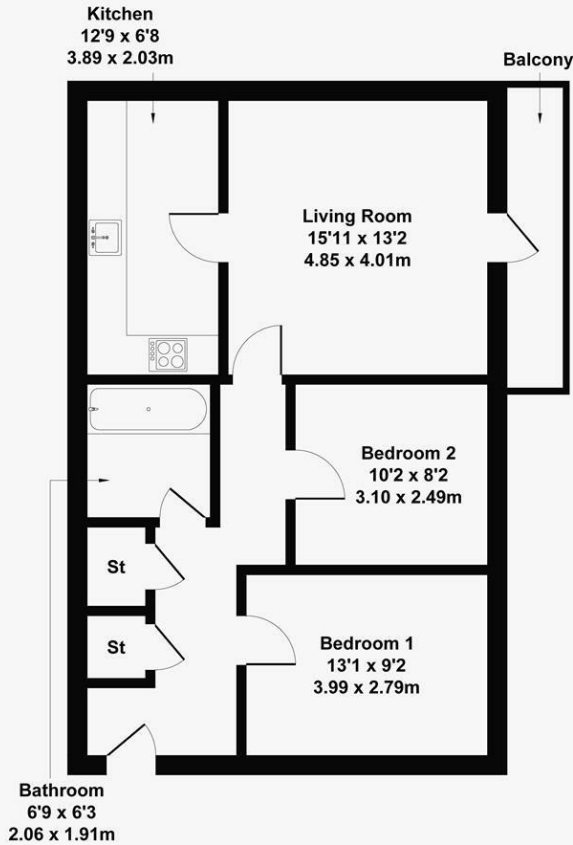






Flat 5, 4 Parrs Close

Approximate Gross Internal Area
676 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Council Tax Band C EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(109-80) C		
(55-66) D		
(39-54) E		
(21-26) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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