



Approximate total area⁽¹⁾
621.29 ft²
57.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973
Paul Meakin Asking Price of £294,000 Parrs Close, South Croydon, CR2 0QX
ESTATE AGENTS

Paul Meakin is delighted to welcome to the market this well presented 'Chain Free' two-bedroom top floor apartment. This property comprises two good-sized bedrooms flooded with natural light, a four-piece bathroom with bath and separate shower cubicle, a refitted kitchen leading off the main reception room great for entertaining and storage cupboards off the hallway. The property also benefits from a garage en-bloc surrounded by well-maintained communal gardens.

Parrs close is situated in a fantastic location between Sanderstead and Purley Oaks mainline train stations, which provide direct services to London Bridge and Victoria in under 25 minutes. As well as regular bus services to Purley and Croydon and just a few minutes' walk to local amenities and the recreation park. Call now to appreciate size and location. Please note that some rooms in this property have been virtually staged. The furnishings and décor shown are for illustrative and marketing purposes only.

Leasehold with 146 years remaining
Service Charge £631.61 paid in March & September
Ground rent £75 paid in March & September
EPC rating C & Council tax band C

- Two bedroom top floor apartment
- Bright and spacious flat throughout
- Gas central heating & double glazed windows
- Refitted kitchen and bathroom
- Close proximity to local ammenitites
- Walking distance to Sanderstead and Purley Oaks stations

Living room
14'10" x 13'2" (4.54 x 4.03)

Kitchen
13'3" x 6'4" (4.05 x 1.95)

Hallway
11'9" x 6'3" (3.59 x 1.91)

Bathroom
7'0" x 6'3" (2.14 x 1.91)

Bedroom
8'5" x 10'3" (2.58 x 3.14)

Bedroom
8'11" x 13'1" (2.72 x 4.01)

Hallway
8'3" x 2'8" (2.54 x 0.82)

Storage
3'10" x 2'9" (1.19 x 0.86)

