

Offers in Excess of £275,000



## Description

The Red House is a prestigious development occupying an elevated position conveniently located for Sanderstead station and we are proud to offer to the market this spacious double bedroom upper ground floor apartment with patio garden, allocated parking, video entry, lift service, 18'4 double aspect lounge and extensively fitted kitchen. No Onward Chain.

## Accommodation

Impressive Communal Entrance Hall with tiled floor, video entry and tiled floor plus stairs: Spacious Entrance Hall with deep cloaks cupboard/wardrobe: 18'4x10'7 Double Aspect Lounge with double glazed double doors opening out onto the veranda and patio garden: The lounge is open plan to the Extensively Fitted Kitchen Area featuring Porcelanosa range of units and Caesarstone quartz worksurfaces, hob, oven, microwave oven, extractor hood, integrated washing machine, dishwasher, fridge and freezer: Double Bedroom with full height window overlooking the patio garden to the rear: Tiled Shower Room (originally a bathroom that could be reinstated): Underfloor Gas Central Heating: Porcelanosa wall and floor tiling: Carpeting: Chrome Fittings: Double Glazing: Allocated Parking: We understand the Maintenance is £510.93 paid twice a year (total £1,021.86): Ground Rent £363.40.

## Location

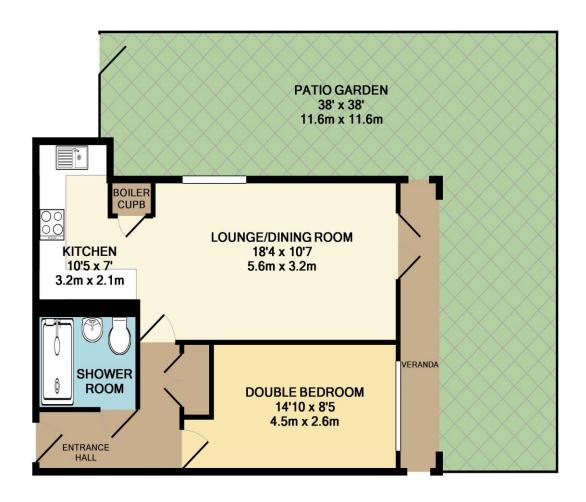
The Red House is set away from the road side in an elevated position along Sanderstead Road just after East Hill heading in a southerly direction being within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Wettern Gardens and Purley Beeches and bus services into Croydon and the surrounding area.

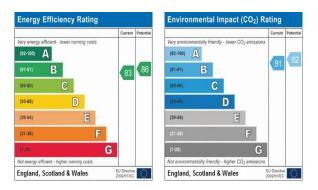












## TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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The Agents 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.















**Viewings Strictly by Appointment Only** 

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