



Flat 3, 8 Parris Close, Sanderstead, Surrey, CR2 0QX

Pollard Machin
estate agents since 1885

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Offers in Excess of £300,000

Description

****No Onward Chain**** A well presented and spacious two bedroom first floor purpose built flat offered for sale with no onward chain. A great location for commuting from Sanderstead or Purley Oaks Stations to London which makes it an ideal purchase for either first time buyers or investment buyers. There are well maintained communal gardens as well as a garage en bloc. Lease 146 years. Ground rent £150/year. Service charge £1,263.61 split into two payments a year.

Accommodation

The property is accessed via an entry phone system with communal hallway leading to the flat. The accommodations consists of a generous hallway with storage cupboard, a 17' lounge with patio door leading to the balcony which overlooks the communal gardens, , modern fitted kitchen with range of units, oven and gas hob with an extractor fan. The bathroom has a shower over the bath with a shower screen. There are two good sized bedrooms both with fitted cupboards. The property benefits from gas radiator central heating and double glazing as well as communal gardens and garage en bloc.

Location

Parris Close was constructed by Bellway Homes located off Florence Road within reach of both Purley Oaks and Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Wotton Gardens and Purley Beeches together with bus services into Croydon and the surrounding area.



Parrs Close, CR2

Approximate gross internal area

63.17 sq m / 680 sq ft

Key :
CH - Ceiling Height



First Floor

(Not shown in actual location / orientation)

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.





Viewings Strictly by Appointment Only

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