



Flat 7, 4 Parris Close, Sanderstead, Surrey, CR2 0QX

**Pollard Machin**  
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Flat 7  
4 Parris Close  
Sanderstead  
Surrey CR2 0QX

£310,000

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#### Description

**\*\*No Onward Chain\*\*** A well presented and spacious two bedroom top floor purpose built flat offered for sale with no onward chain. The flat was completely refurbished in 2020, including new kitchen, bathroom and new boiler / heating system, and was also completely re-wired to modern regulations. A great location for commuting from Sanderstead Railway Station to London which makes it an ideal purchase for either first time buyers or investment buyers (previous rental was £1550/month). Well maintained communal gardens as well as a garage en bloc. EPC Rating C. Council Tax Band C. Lease 146 years. Ground rent £150/year. Service charge £1,263.61 split into two payments a year.

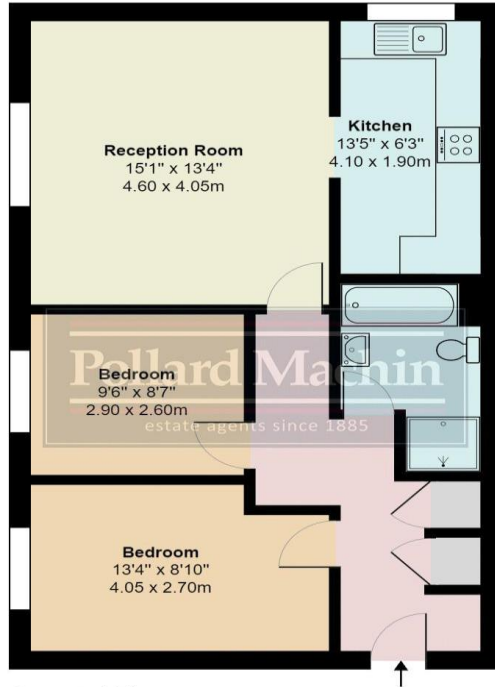
#### Accommodation

The property is accessed via an entry phone system with communal hallway. The accommodation consists of a generous hallway with storage cupboards, a 15' south westerly facing lounge which overlooks the communal gardens. The modern fitted kitchen has a range of cupboards, built in oven and gas hob with an extractor fan above as well as a range of quality appliances new at time of refurbishment which will be included in the sale. A unique feature of the large bathroom, is an independent shower cubicle as well as a bath. There are two good sized bedrooms, there is also additional storage space in the loft. The property benefits from gas radiator central heating with pipes concealed underfloor and double glazing, as well as extensive communal gardens and a 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 Wettearn Gardens and Purley Beeches together with bus services into Croydon and the surrounding area.

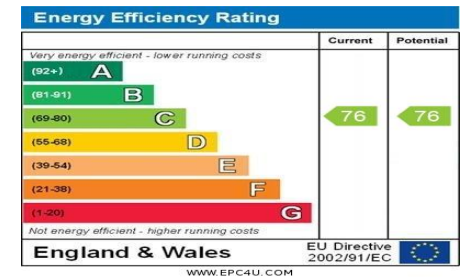




**Second Floor**

**Parrs Close, South Croydon, CR2**  
**Gross Internal Area 672sq ft / 62.5sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
 Plan produced by AR Net Media - www.ar-netmedia.uk



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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