



Flat 1, 2, Parrs Close, Sanderstead, Surrey, CR2 0QX

Pollard Machin

estate agents since 1885

Flat 1, 2
Parrs Close
Sanderstead
Surrey CR2 0QX

Guide Price £300,000

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Description

A well presented 2 bedroom ground floor purpose built apartment with an impressive 14'11x13'3 lounge and double glazed door opening directly onto the communal gardens, well appointed kitchen and bathroom together with garage - conveniently situated for either Purley Oaks or Sanderstead stations. Extended Lease.

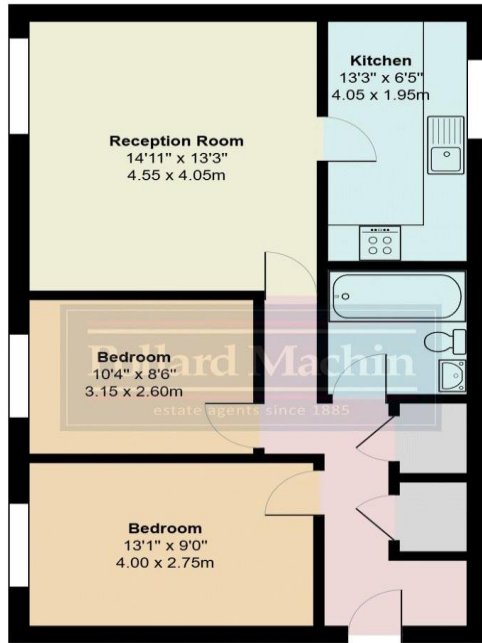
Accommodation

Communal Entrance Hall: Entrance Hall with two store cupboards: Impressive 14'11x13'3 Lounge/Dining Room with double glazed door leading out onto the communal gardens: Well Appointed 13'3 Kitchen with extractor hood and appliance spaces: 2 Bedrooms with a 13'1x9 master: Refitted Bathroom with shower over bath, chrome towel rail, vinyl flooring: Double Glazing: Gas Central Heating (Radiators): Communal Gardens: Garage: Fitted Carpets: Security Entry Phone: 189 year lease dated from March 1981.

Location

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, schools, churches, walks around Wettren Gardens and Purley Beeches and bus services into Croydon and the surrounding area.

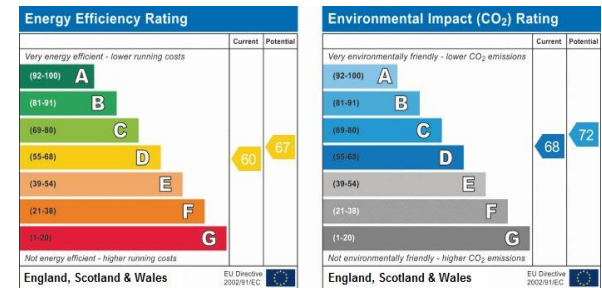




Ground Floor

Parrs Close, South Croydon CR2
Approx. Gross Internal Area 678sq ft / 63sq 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.armedia.co.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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