



Flat 6 , 1 West Hill, Sanderstead, Surrey, CR2 0SB

**Pollard Machin**

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Flat 6  
1 West Hill  
Sanderstead  
Surrey CR2 0SB

£375,000

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### Description

#### No Onward Chain

West Hill is a prestigious location and the development is in keeping and occupies an elevated position conveniently located for Sanderstead station. A 2 bedroom ground floor apartment located at the front of the building with an open plan living room and fitted kitchen area, 2 bathrooms - one being an en suite shower room, own patio/garden area and allocated parking. EPC Rating B.

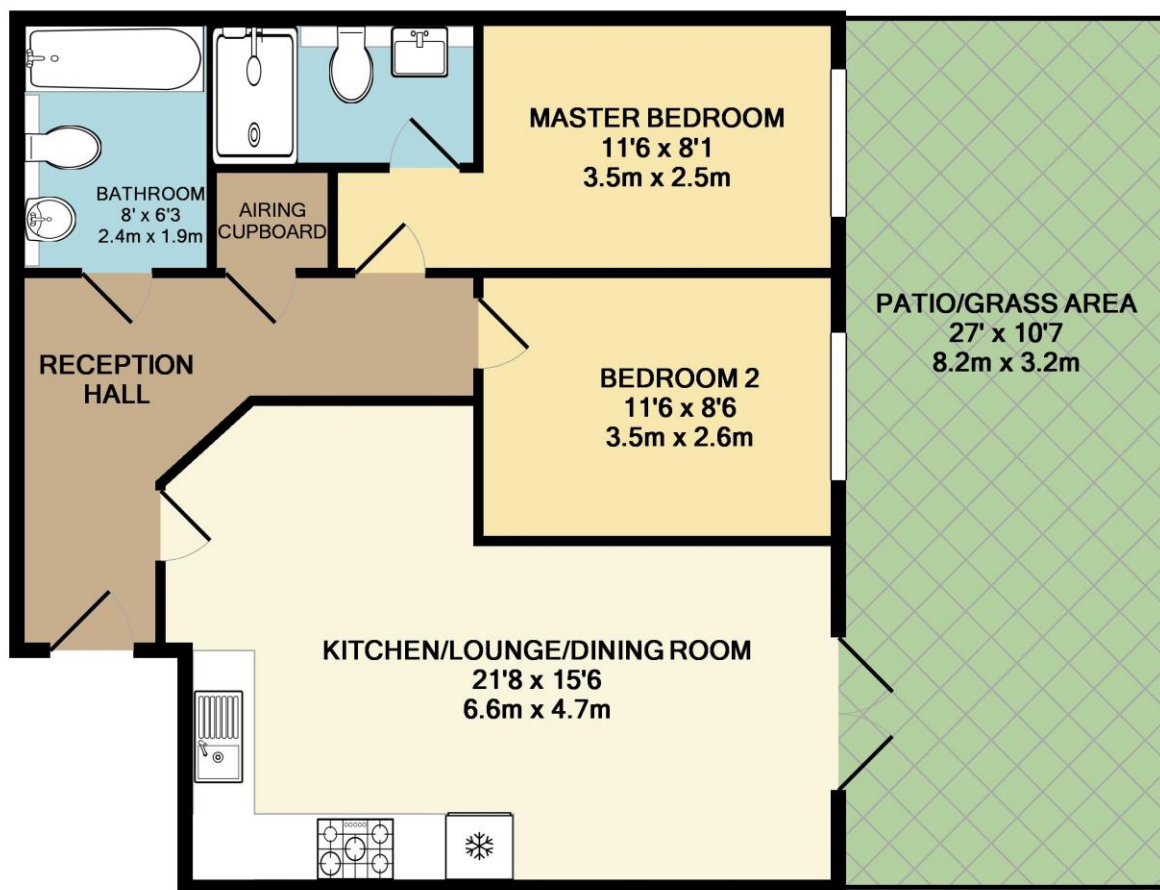
### Accommodation

Communal Entrance Hall: 12'x15'4 Reception Hall with cupboard: 21'8x15'6 Lounge/Dining/Kitchen Area with built-in oven, 5 ring gas hob, washer/dryer, extractor, dishwasher, Amtico flooring, granite worksurfaces and patio doors to external patio & garden area: 2 Bedrooms: 2 Bathrooms, one being en-suite shower room to the master: Allocated Parking. The property offers: Amtico and tiled flooring: Double Glazing: Mains Smoke Alarms: Video Entry System: Spotlights: Telephone points: Television points: Gas Fired Underfloor Heating: Impressive Communal Grounds: Private Patio/Garden Area: Allocated Parking.

### Location

1 West Hill is set on the corner of Sanderstead Road/West Hill 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 Wettren Gardens and Purley Beeches and bus services into Croydon and the surrounding area.





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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**Viewings Strictly by Appointment Only**

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