



4b Sanderstead Parade, Sanderstead Road, South Croydon, Surrey, CR2 0PH

Pollard Machin

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South Croydon
Surrey CR2 0PH

Guide Price £275,000

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Description

Conveniently located just moments from Sanderstead Station this bright and spacious two double bedroom split level second floor apartment would be ideal for first-time buyers or investors, the property is situated in a delightful shopping area just moments away from Sanderstead station. Council Tax Band C. EPC Rating C.

Key Features:

- Two well-proportioned double bedrooms.
- Bright and airy open-plan living/dining area.
- Separate kitchen with range of appliances.
- Double glazing and gas central heating.

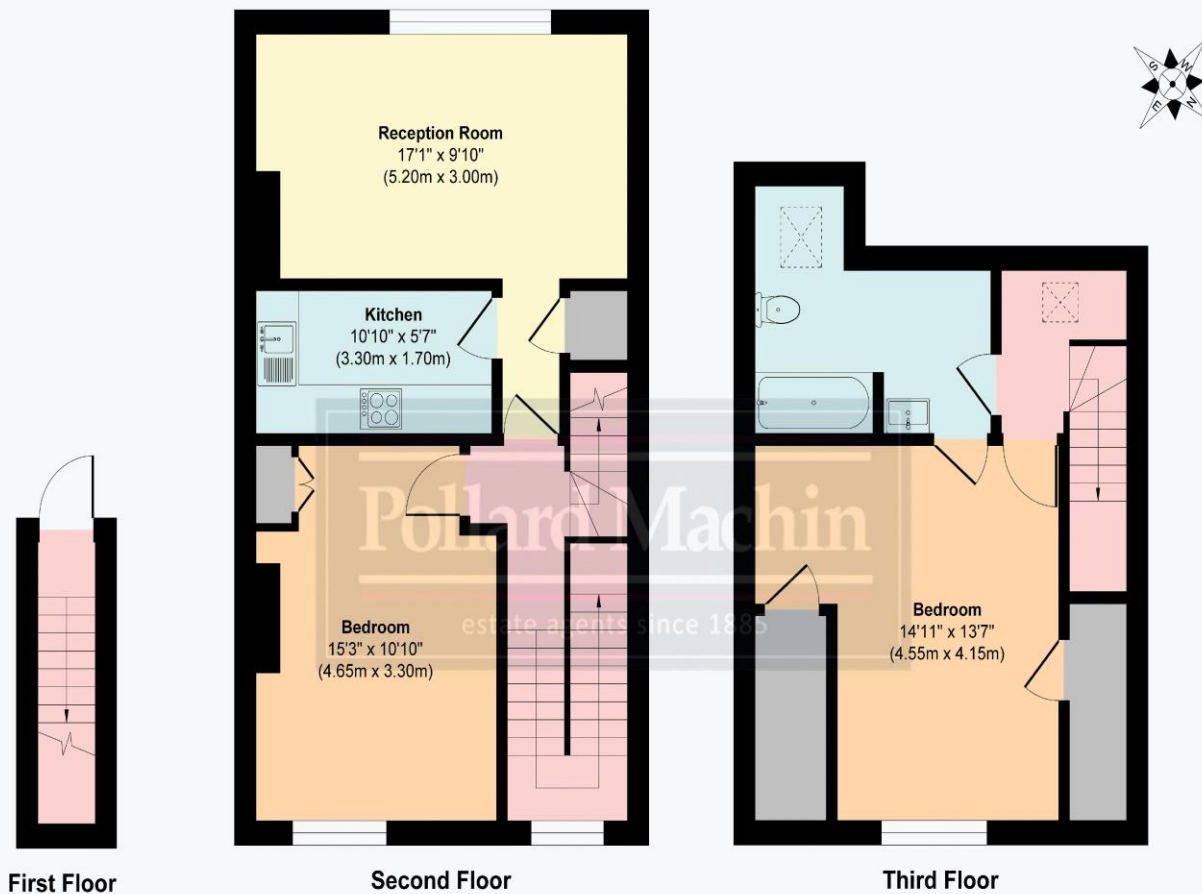
This well-maintained flat is set within a block of only two properties and benefits from a communal entrance. With Sanderstead Station virtually on your doorstep and Purley Oaks station five minutes walk away you'll enjoy quick and easy access to London Bridge and Victoria, making daily commuting a breeze.

Location

Situated close to local shops, cafes, and the green open spaces of Purley Oaks and Croham Hurst woods.

Tenure: Leasehold 115 years remaining
Service Charge: £350 Per annum
Ground Rent: £350 Per annum



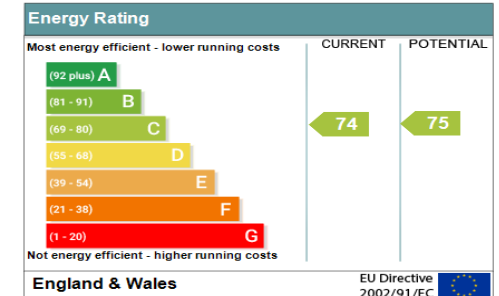


Sanderstead Road, South Croydon CR2
Approx. Gross Internal Area 931 sq. ft / 86.56 sq. meters

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 show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 4b Station Parade, Sanderstead Road, SOUTH CROYDON,...
 RRN: 3300-5171-0222-6522-3353



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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