



Aston House, West Hill, South Croydon CR2 0SB

welcome to

Aston House West Hill, South Croydon

A stunning two bedroom two bathroom apartment with large private terrace situated in West Hill, Sanderstead.

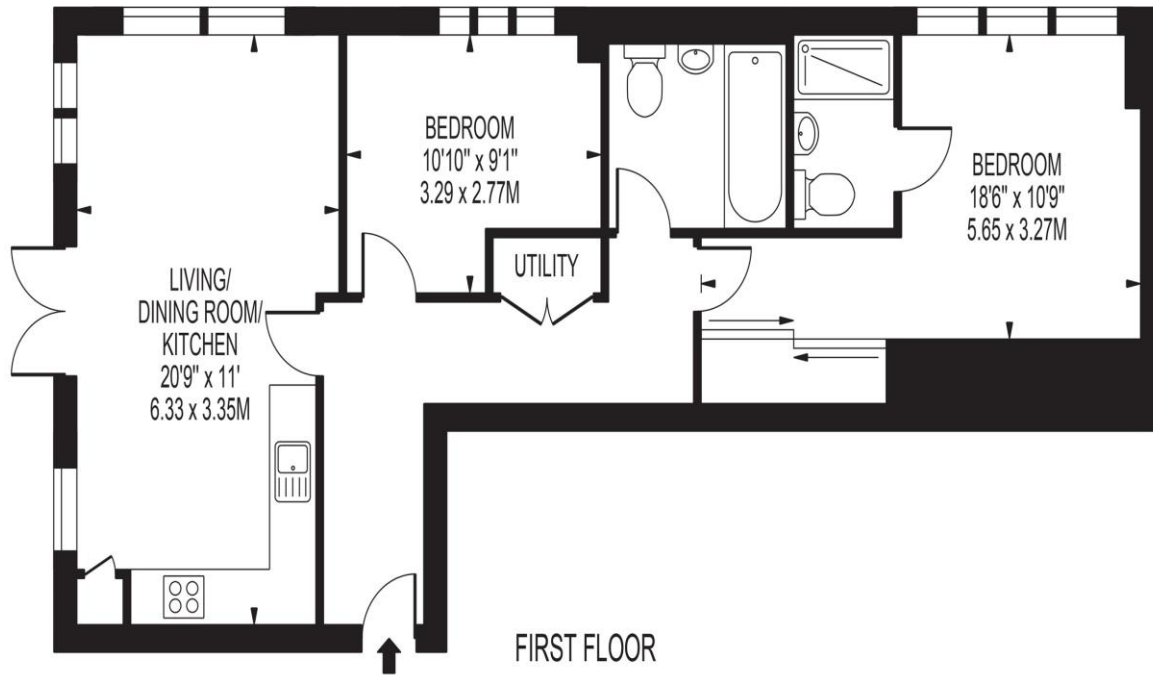
Welcome to Aston House where you will find a luxury first-floor, two double bedroom apartment with a spacious open plan reception room with modern fitted kitchen and integrated appliances, large master bedroom with luxury en-suite shower room, a large second bedroom which is also a double and a luxury family bathroom. The property further benefits from a large terrace which is south west facing, large communal garden with bike shed, EV Charger, safe fob key entrance to building, fitted alarm system inside, allocated parking space and a long lease.

Aston House is located at the bottom of West Hill which is conveniently an approx. 5 minutes' walk from Sanderstead Station with Purley Oaks Station also nearby which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express and a short walk away is the ever popular South End Restaurant Quarter and BoxPark near East Croydon station. The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whiftgift School, Trinity and Riddlesdown Collegiate.



ASHTON HOUSE, WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 684 SQ FT - 63.53 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Location

Mainline rail connections will be around 5 minutes walk, the station operates both Southern and Thameslink services with typical commute times of little over 22 minutes into London Victoria or London Bridge. The north-south rail connections provide a vital artery for the town, enhancing commuter travel and bringing East Croydon to a 6 minute direct hop from Sanderstead or Purley Oaks.

Smart Living

CONTROLLED HEATING - Each apartment benefits from Internet connected heating system thermostats, these allow you to control your heating from any location. The intelligent system also has the benefit of knowing when you are there (optional) so that your heating will only come on when you are in.

Security

Recording of Door Entry system, PIR lighting to cycle Store, cycle Store, refuse store, double glazed windows and smoke and heat detectors in every room.

Heat & Light

Gas central heating radiators with Combination boiler, LED downlights

Communal Areas

Carpeted stairs and common corridors to all floor levels, secure cycle storage, off street parking (allocated), low Energy lighting, paved perimeter pathways, children's play area, picnic benches & ornamental planting area's.

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Aston House West Hill, South Croydon

- Luxury Apartment
- Two Bedrooms
- Spacious Open Plan Reception Room With Modern Fitted Kitchen and Integrated Appliances
- Luxury Family Bathroom
- Luxury En-Suite Shower Room
- Large Private Terrace With Lovely Views
- Allocated Parking Space With EV Charger
- Great Location With It Being Situated In One Of Sandersteads Premier Roads

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£435,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107355



Property Ref:
SAN107355 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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