



19 Farleigh Court, 43 Warham Road, South Croydon, Surrey, CR2 6LH

**Pollard Machin**  
estate agents since 1885

19 Farleigh Court  
43 Warham Road  
South Croydon  
Surrey CR2 6LH

Monthly Rental Of £1,600.00

**Pollard Machin**

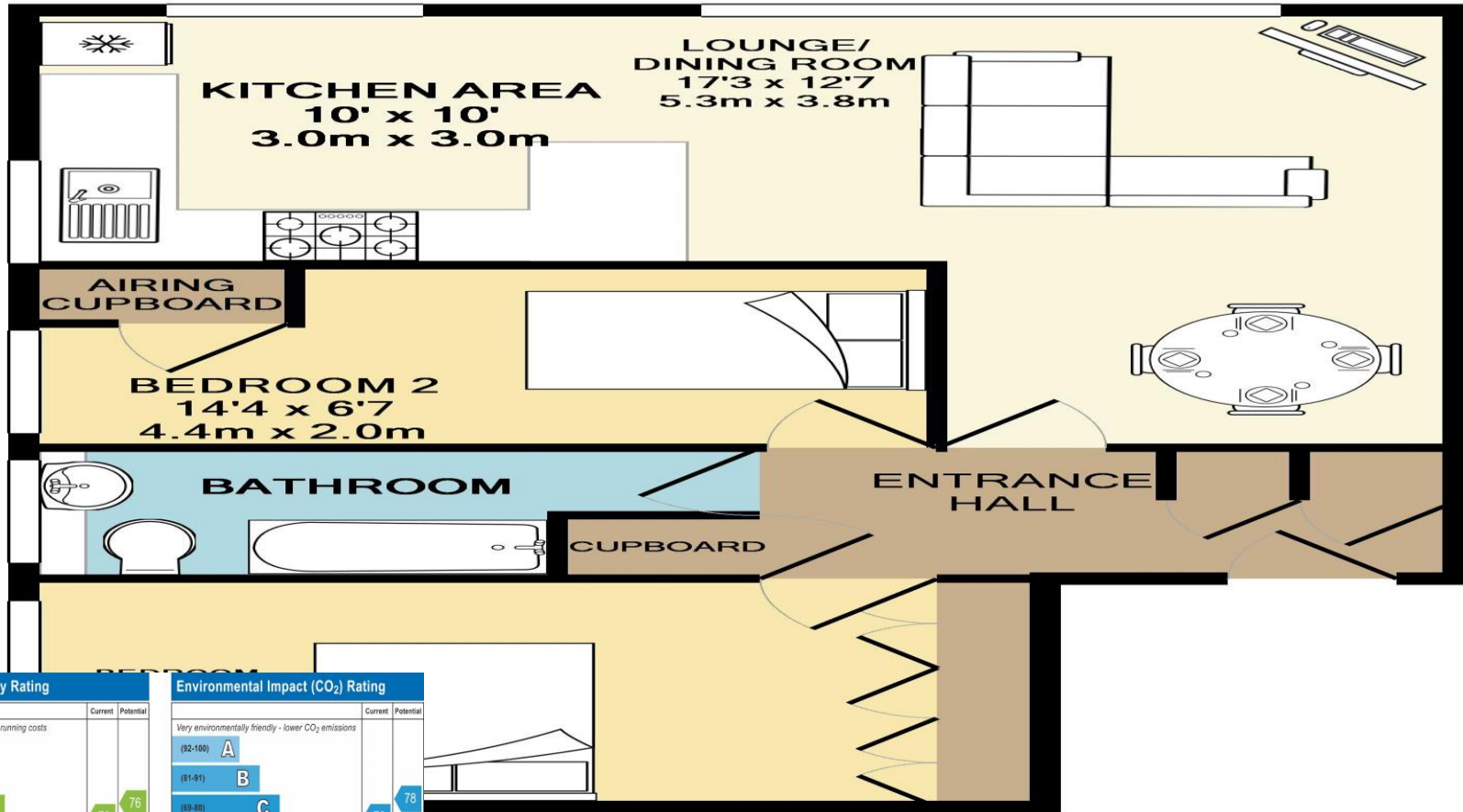
estate agents since 1885

A modern and spacious ground floor unfurnished two bedroom flat. Garage included. There is one parking permit for the parking area which is first come first serve. It has a combi-boiler for gas central heating and is double glazed throughout. The kitchen/reception room is open plan with a breakfast bar including 2 bar stools and fitted blinds. There is a fridge/freezer, fan oven, five ring gas hob, extractor hood and washing machine. The hallway has 3 storage cupboards and the hallway and lounge have wood affect vinyl throughout. There is a modern fitted bathroom that is half tiled and painted. Both bedrooms are carpeted, and the main bedroom has built in wardrobes & curtain poles.

Farleigh Court is located along Warham Road in the heart of South Croydon accessed off the Brighton Road, conveniently positioned being within reach of South Croydon station with connections to London Bridge and Victoria as well as bus routes. A choice of schools in both the private and state sector including Whitgift, Trinity, Croydon High and Croham Hurst together with a choice of tennis, golf courses and churches.

EPC RATING - C. CROYDON COUNCIL TAX BAND - C. DEPOSIT  
£1,960.00





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	76
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	78
England, Scotland & Wales			
EU Directive 2002/91/EC			

APPROX. FLOOR AREA 650 SQ.FT. (60.3 SQ.M.)

ende to ensure the accuracy of the floor plan contained here, measurements of other items are approximate and no responsibility is taken for any error, this plan is for illustrative purposes only and should be used as such by any person, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The Agents 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.







**Viewings Strictly by Appointment Only**

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