



Flat 6, 5 Wettern Close, Sanderstead, Surrey, CR2 0NT

**Pollard Machin**  
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Flat 6  
5 Wettern Close  
Sanderstead  
Surrey CR2 0NT

£245,000

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### Description

A well presented one bedroom first floor apartment benefitting from share of freehold, garage, communal gardens and great views towards Wettern Tree Garden. EPC Rating C. Council Tax Band C.

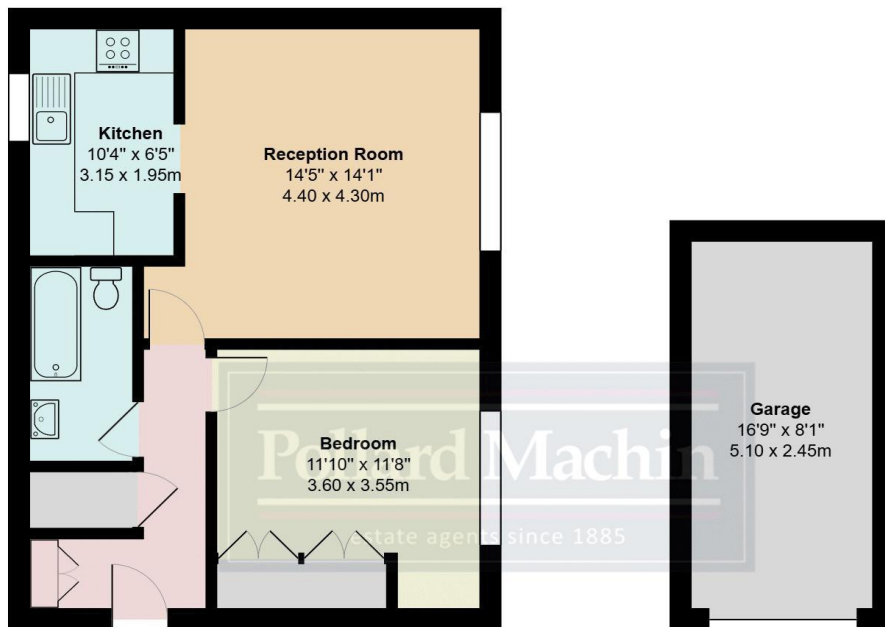
### Accommodation

Comprising entrance hall with fitted storage, modern bathroom, double bedroom with fitted wardrobes, reception room and separate modern fitted kitchen. The property benefits from gas central heating, double glazing, secure entry phone system, garage en-bloc and well maintained communal gardens. Share of freehold with lease remaining 955 years. Annual Service Charge £1109.40.

### Location

Located off Purley Oaks Road within reach of either Purley Oaks or Sanderstead stations offering regular links into London, a choice of tennis, golf and cricket clubs, schools, church, bus services into Croydon and the open space of Purley Beeches.





First Floor

Wettern CI, South Croydon CR2  
 Approx. Gross Internal Area 530sq ft / 49.2sq 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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Viewings Strictly by Appointment Only

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