



Flat 3, Norcot Sanderstead Road, South Croydon
£400,000 Share of Freehold



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Set within an attractive period building in the heart of Sanderstead, this beautifully presented two-bedroom first-floor conversion offers generous living space, character and a highly convenient location close to Sanderstead Village and is offered with **NO Onward Chain**.

The property has a bright and spacious feel throughout, with a generous double-aspect reception room, a modern kitchen/breakfast room with integrated appliances, two well-proportioned double bedrooms and a stylish shower room. The principal bedroom benefits from floor-to-ceiling fitted wardrobes, while both the kitchen and shower room include underfloor heating. A private balcony adds another lovely feature, providing far-reaching views and a peaceful space to sit out.

Further benefits include a share of the freehold, a garage, off-street parking, use of a large communal garden, and no onward chain. The flat is presented in excellent decorative order throughout and retains a number of period features, giving it a warm and characterful feel.

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



- Beautifully Presented Period Conversion
- Two Double Bedrooms
- Spacious Double-Aspect Reception Room
- Modern Kitchen With Marble Tops
- Private Balcony With Far-Reaching Views
- Garage And Off-Street Parking
- Share Of Freehold
- Large Communal Garden
- NO ONWARD CHAIN
- Close To Sanderstead Village

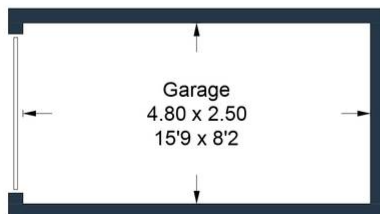


Norcot, Sanderstead Road - CR2

Approximate Gross Internal Area = 79.67 sq m / 858 sq ft

Garage = 12.00 sq m / 129 sq ft

Total = 91.67 sq m / 987 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1311361)



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