



Albion House, 62 Limpsfield Road, Sanderstead, Surrey, CR2 9EB

Pollard Machin
estate agents since 1885

Albion House
62 Limpsfield Road
Sanderstead
Surrey CR2 9EB

Monthly Rental Of £1,350

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An unfurnished 1 bedroom first floor apartment with parking bay & garage. Gas central heating, double glazed, bathroom and fitted kitchen; fridge-freezer, washing machine & cooker. Spacious reception room, main bedroom has built in wardrobes. There is access to a communal garden.

Albion House is located on Limpsfield Road in Sanderstead, South Croydon. There are local shops as well as a Waitrose supermarket, parks, sport clubs, restaurants and bus routes into Warlingham, Purley & Croydon. There are 3 train stations; Sanderstead, Purley Oaks & Riddlesdown all around 1 mile away with links into East Croydon, Clapham Junction & London Bridge/Victoria.

EPC RATING - D.
CROYDON COUNCIL TAX BAND - B.
DEPOSIT - £1557.

In accordance with Section 21 of the Estate Agents Act 1979 a personal interest is declared whereby the Landlord is a Director of Pollard Machin Estate Agents.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	64
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	62
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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