

Asking Price: £1,650 Per Month

Cranleigh Close | Sanderstead | Surrey | CR2 9LH

Pollard Machin

estate agents since 1885

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A TWO BEDROOM UN-FURNISHED UPPER FLOOR FLAT WITH GARDEN. THIS PROPERTY HAS A WELL PRESENTED KITCHEN WITH APPLIANCES; FRIDGE-FREEZER, DISHWASHER, WASHING MACHINE AND COOKER. THERE ARE WARDROBES LOCATED IN THE MAIN BEDROOM AND A SPACIOUS LOUNGE AT THE FRONT. THE PROPERTY IS DOUBLE GLAZED THROUGHOUT AND IS GAS CENTRAL HEATING. EPC RATING - E. CROYDON COUNCIL TAX BAND - C.

Located in Cranleigh Close in the heart of Sanderstead Village enjoying a variety of local shops in Cranleigh Parade along with restaurants and nearby Waitrose Supermarket, overlooking Sanderstead Recreation Ground. Bus routes with links to Warlingham and South Croydon pass by in Limpsfield road. There are 3 Train Stations locally; Sanderstead Purley Oaks & Riddlesdown all close to a mile away with their links to East Croydon, Victoria & London Bridge. Gresham & Atwood Primary schools are close by in The Village and a number of sought after Primary and Secondary schools are within easy reach.

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

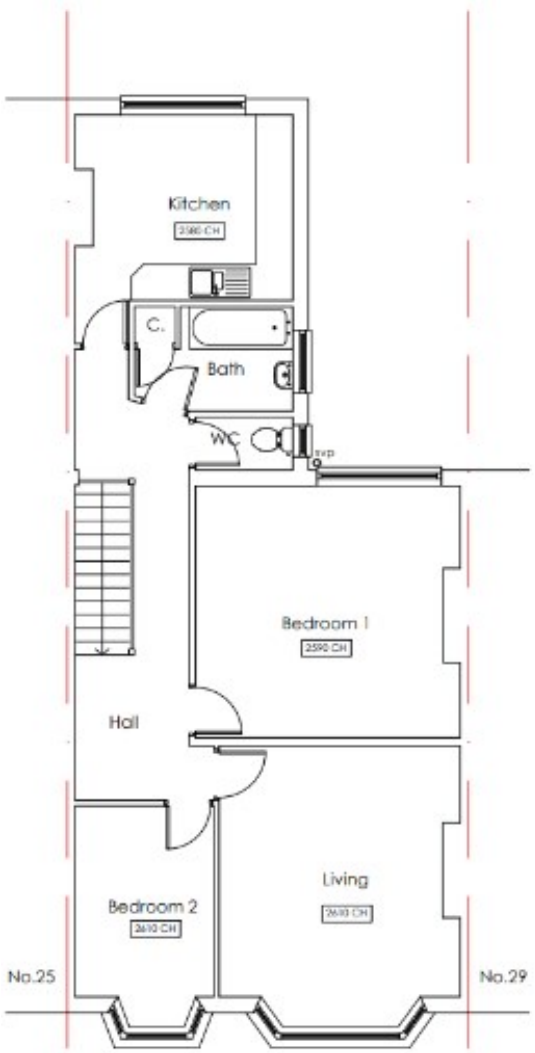
Disclaimer: Photos taken 3 years ago.











FIRST FLOOR PLAN
EXISTING

Key Features:

- LOCATED ON LIMPSFIELD ROAD WITH LOCAL SHOPS
- UNFURNISHED
- CROYDON COUNCIL TAX BAND – C
- EPC RATING – E
- AVAILABLE IMMEDIATELY
- GARDEN
- GAS CENTRAL HEATING
- *FLAT WILL BE REDECORATED & NEW CARPETS TO BE LAID

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.

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Viewings strictly by appointment only

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