



Asking Price: Guide Price £275,000

Sanderstead Road | South Croydon | Surrey | CR2 0PH

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estate agents since 1885

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Conveniently positioned just moments from Sanderstead Station, this bright and spacious two double bedroom split-level second-floor apartment offers well-proportioned accommodation and an excellent location, making it an ideal choice for first-time buyers, commuters or investors.

The property is set within a well-maintained development comprising just two apartments and is approached via a communal entrance. At the heart of the home is a bright and airy open-plan living and dining area, providing a comfortable and versatile space for both relaxing and entertaining. A separate kitchen is fitted with a range of appliances, while two well-proportioned double bedrooms provide excellent accommodation for residents or guests.

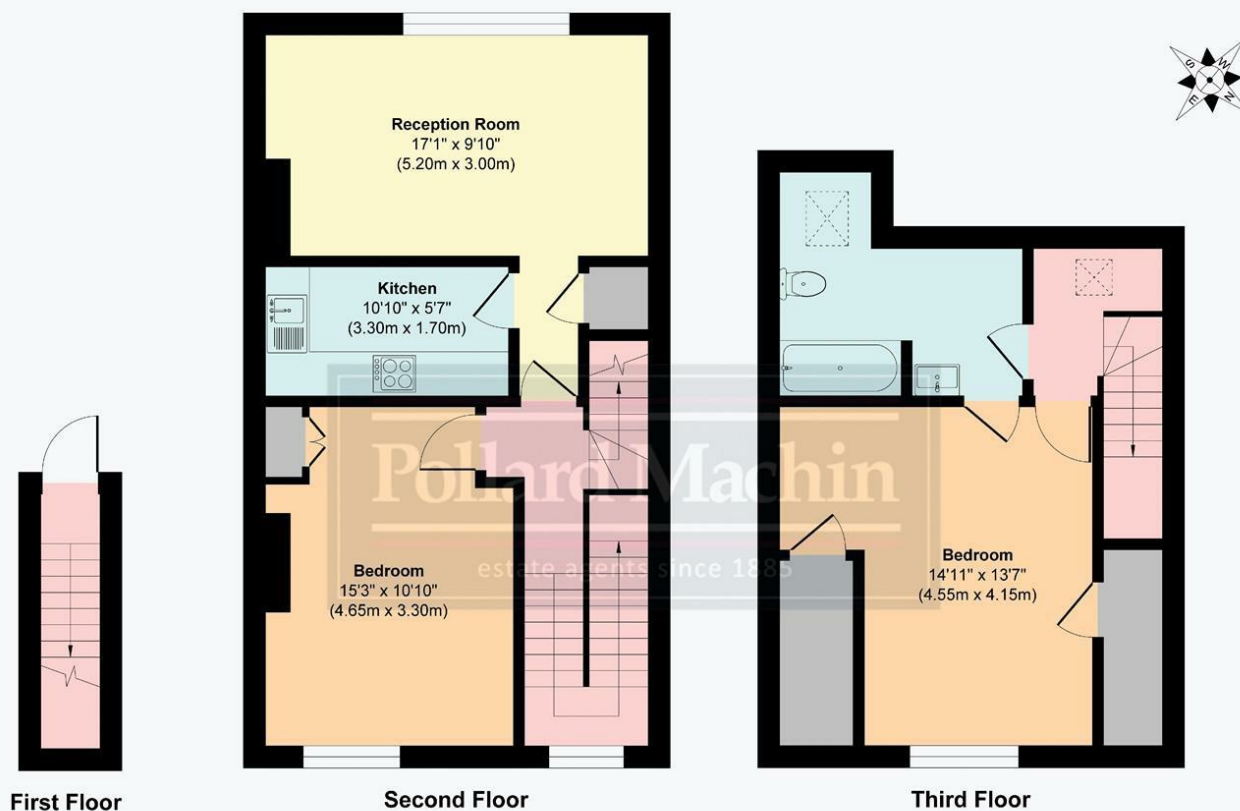
Further benefits include double glazing and gas central heating. The location is a particular highlight, with Sanderstead Station virtually on the doorstep and Purley Oaks Station approximately five minutes away, providing convenient rail connections towards London Bridge and Victoria. The surrounding area offers a selection of local shops, cafés and everyday amenities, while the nearby green spaces of Purley Oaks and Croham Hurst provide excellent opportunities for walking and recreation.

Tenure: Leasehold with approximately 115 years remaining. Service Charge: £350 per annum. Ground Rent: £350 per annum. Council Tax Band: C. EPC Rating: C.



Key Features:

- Convenient to Sanderstead Station
- Convenient to Purley Oaks Station
- Two Double Bedrooms
- Second floor
- Popular Location
- Ideal for first time buyers or investors



Sanderstead Road, South Croydon CR2

Approx. Gross Internal Area 931 sq. ft / 86.56 sq. meters

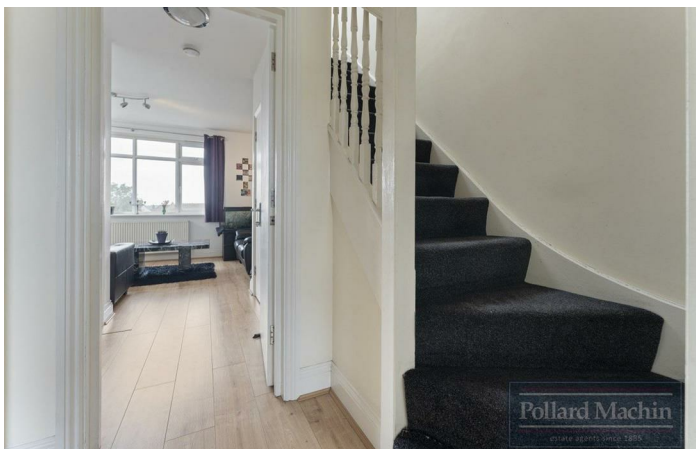
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

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

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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