



Asking Price: Guide Price £325,000

2 Mitchley Hill | Sanderstead | Surrey | CR2 9DT

Pollard Machin

estate agents since 1885

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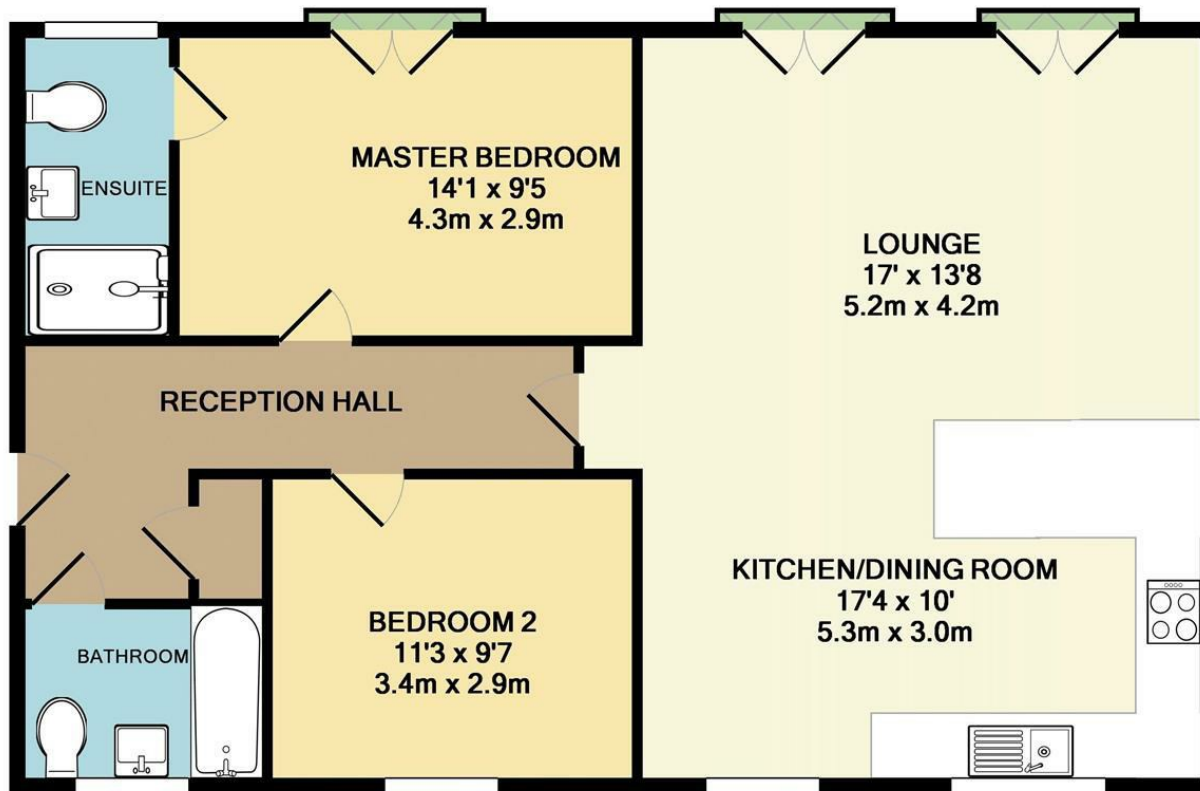
A beautifully presented two double bedroom first floor luxury apartment, forming part of this prestigious development built circa 2012. Offering stylish and exceptionally well-proportioned accommodation, the property features an impressive 23'8 x 17'4 open-plan kitchen/living room, finished with oak flooring, downlighting and twin Juliet balcony French doors, creating a superb contemporary living and entertaining space. The extensively fitted kitchen incorporates a hob, oven, extractor hood, integrated washer/dryer, dishwasher, fridge and freezer.

The master bedroom benefits from Juliet balcony French doors and a luxurious Porcelanosa en-suite shower room with both rainfall and handheld showers, while the second double bedroom is served by a beautifully appointed family bathroom, also featuring rainfall and handheld showers. Further features include zoned underfloor gas central heating, double glazing, chrome-style fittings, fitted Venetian and roller blinds, quality flooring and allocated parking.

The property is offered with approximately 112 years remaining on the lease, with a ground rent of £250 per annum and maintenance charges of £1,224.70 per annum. There may also be an opportunity to purchase an interest in the freehold. Please note that, at the vendor's request, the photographs were taken when the property was new and unfurnished.

Ideally positioned on Mitchley Hill at the corner of Limpsfield Road, the apartment is within level walking distance of Sanderstead Recreation Park and Waitrose. A choice of highly regarded schools, including Gresham, Atwood and Riddlesdown, are within easy reach, while Kings Wood, Sanderstead Village parade and local cricket, golf and tennis clubs provide excellent recreational opportunities. Regular bus services provide connections towards Warlingham, Croydon, Selsdon, Purley and Sanderstead station, offering rail services to Victoria and London Bridge. EPC Rating C. Council Tax Band D.





TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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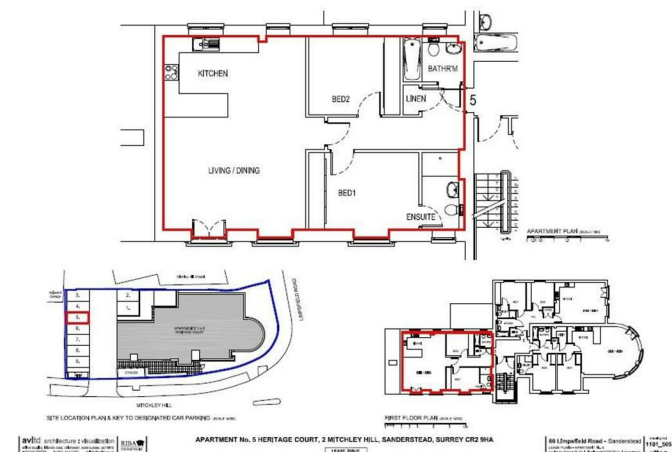
Key Features:

- No Onward Chain
- 2 Double Bedrooms
- Ensuite Shower Room
- Allocated Parking
- Impressive 23'8x17'4 Open Plan Through Kitchen/Living Room
- 115 Year Lease
- Convenient Location for Shops and Transport
- Juliette Balconies

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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