



3 Sanderstead Heights, Addington Road, Sanderstead, Surrey, CR2 8RE

Pollard Machin

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Addington Road
Sanderstead
Surrey CR2 8RE

Guide Price £315,000

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Description

****No Onward Chain**** This is a beautifully presented Sanderstead Heights apartment is situated to the rear of the development with stunning views over London on the first floor with just one flight of stairs. The apartment has the benefit of an ensuite shower room to the master bedroom, a 20'2 x 12'6 lounge/dining room with a Juliette balcony. EPC Rating B. Council Tax Band E. 90 years remaining on lease. £288 (£144 paid twice a year). Maintenance £2570 yearly.

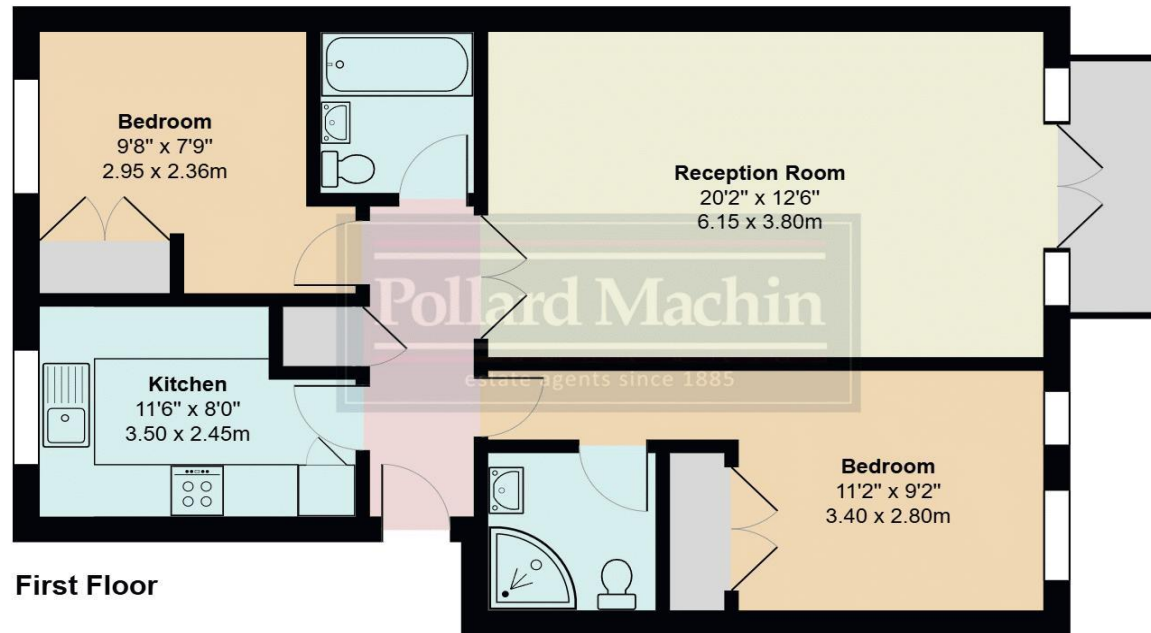
Accommodation

Entry phone system. Communal Hallway with stairs to first floor. Spacious 12'3 x 6'7 hallway with large storage cupboard and entry phone. Double doors opening to 20'2 x 12'6 lounge/dining room with double glazed doors to Juliette balcony with stunning views over London. In 2019 the kitchen was newly fitted with built in appliances being oven, hob, extractor hood, fridge, freezer, dishwasher and space for appliances. The master bedroom measuring 11'2 x 9'2 has fitted wardrobes and ensuite shower room (newly fitted in 2019). Second bedroom with built in wardrobes. Family bathroom. Gas radiator central heating. Double glazing. Allocated parking space with guest parking.

Location

Sanderstead Heights is located along Addington Road in the heart of Sanderstead being within reach of the Sanderstead village shops, Waitrose, churches, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warringham and Purley with access to Sanderstead and Purley Oaks Stations.



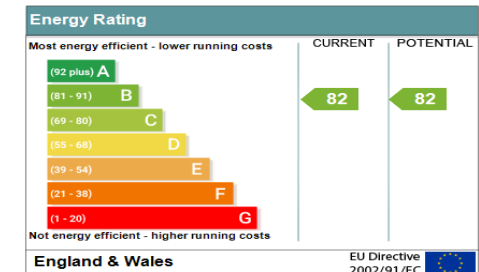


Addington Rd, South Croydon CR2
Approx. Gross Internal Area 750sq ft / 69.7sq meters

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 shown.

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

Address: Flat 3, 3 Addington Road, SOUTH CROYDON, CR2 8RE
RRN: 0148-3059-4207-5596-7200



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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