



Flat 4 Albion House, 62 Limpsfield Road, Sanderstead, Surrey, CR2 9EB

Pollard Machin
estate agents since 1885

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Sanderstead
Surrey CR2 9EB

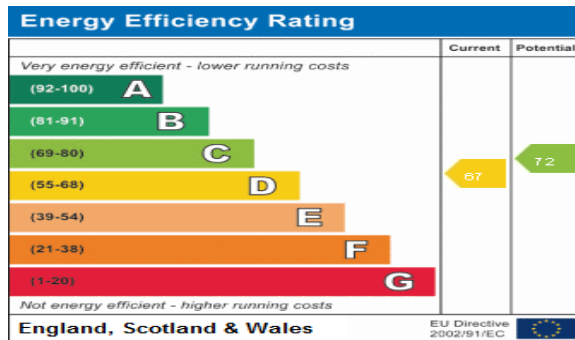
Monthly Rental Of £1,250

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A WELL PRESENTED, ONE BEDROOM UNFURNISHED FIRST FLOOR FLAT. THIS PROPERTY HAS BEEN REDECORATED THROUGHOUT, COMES WITH A PARKING SPACE AND HAS A COMMUNAL GARDEN. IT HAS A MODERN FITTED KITCHEN WITH APPLIANCES; FRIDGE, OVEN, HOB AND WASHER-DRYER. IT IS GAS CENTRAL HEATING, DOUBLE GLAZED AND HAS ITS OWN FRONT DOOR ENTRANCE. EPC RATING - D. COUNCIL TAX BAND - B. DEPOSIT - £1,440.00. ALBION HOUSE IS LOCATED ON LIMPSFIELD ROAD IN SANDERSTEAD. THERE ARE LOCAL SHOPS AS WELL AS A WAITROSE SUPERMARKET, PARKS, SPORT CLUBS, RESTARAUNTS AND BUS ROUTES INTO WARLINGHAM, SOUTH CROYDON, PURLEY & CROYDON. THERE ARE 3 TRAIN STATIONS; SANDERSTEAD, PURLEY OAKS & RIDDLEDOWN ALL AROUND 1 MILE AWAY WITH LINKS INTO EAST CROYDON, CLAPHAM JUNCTION & LONDON BRIDGE/VICTORIA. 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.





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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