



15 Barrards Hall, Beech Avenue, Sanderstead, Surrey, CR2 0NL

Pollard Machin
estate agents since 1885

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Beech Avenue
Sanderstead
Surrey CR2 0NL

Guide Price £450,000

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Description

A spacious and renovated two double bedroom ground floor apartment with a spacious L shaped double aspect lounge/dining room with own southerly aspect sun terrace, garage and parking. EPC C, Council tax band D.

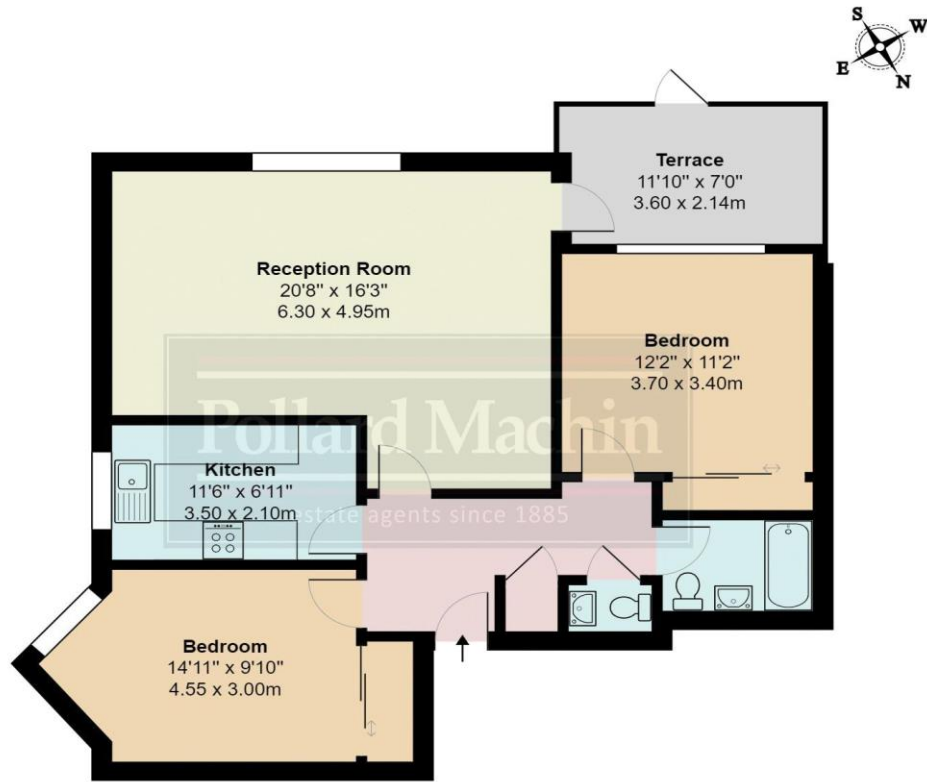
Accommodation

The accommodation briefly comprises a bright entrance hall, modern kitchen, two double bedrooms, spacious reception room with views over landscaped communal grounds, bathroom, additional WC and private sun terrace. Further benefits include fitted wardrobes in both bedrooms, electric under floor heating in both kitchen and bathroom, gas central heating, double glazing, a garage en bloc, communal parking and a long lease with a share of freehold. The lease was granted in 1998 and has 973 years remaining. The annual service charge is £1750.

Location

Barrards Hall occupies an elevated position along Beech Avenue a turning off Purley Downs Road close to Purley Downs Golf Course, being within reach of Weyern Gardens and Purley Beeches, a choice of tennis, cricket and golf courses, churches and either Purley Oaks or Sanderstead stations and the comprehensive range of amenities in Purley together with 359 bus service along Purley Downs Road to the surrounding area.

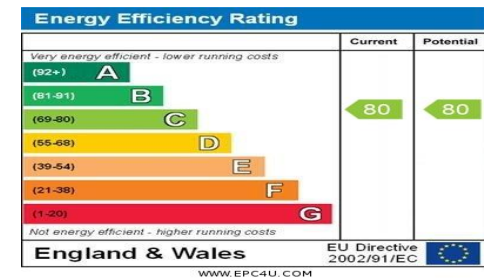




Ground Floor

Barrards Hall, Beech Avenue, South Croydon, CR2
Gross Internal Area 828.8sq ft / 77 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 shown.
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.





Viewings Strictly by Appointment Only

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