



Flat 19 Farleigh Court, 43 Warham Road, South Croydon, Surrey, CR2 6LH

Pollard Machin
estate agents since 1885

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South Croydon
Surrey CR2 6LH

£300,000

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Description

No Onward Chain - Share Of Freehold - A beautifully presented ground floor 2 double bedroom.

Accommodation

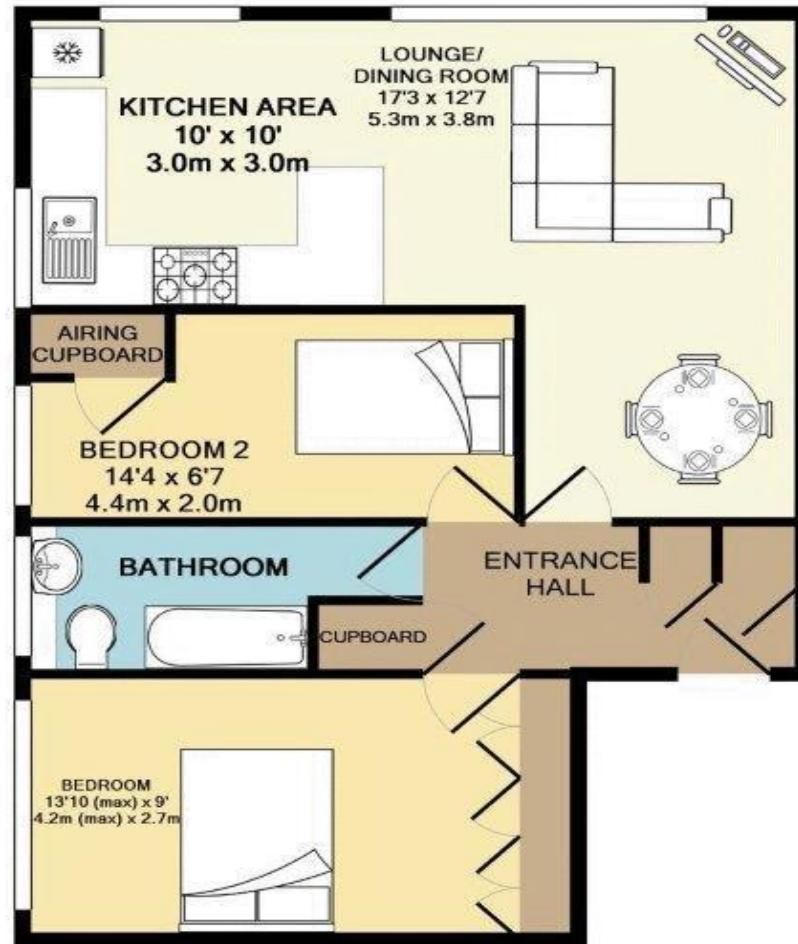
Communal Entrance Hall with entry phone system: Reception Hall with 3 Storage Cupboards: Impressive 17'3x12'7 Kitchen/Lounge featuring built in oven, x5 plate gas hob, extractor hood, fridge/freezer, washing machine and breakfast bar: 2 Double Bedrooms with the main being 13'10x9' with built in wardrobes and the 2nd bedroom being 14'4x6'7 with built in cupboard: Stunning Bathroom with shower over bath and vanity unit/mirror: Combi-Boiler/Heating System fitted November 2017: Electrics re-wired October 2018: Double Glazing: Garage En Bloc: Share Of Freehold - 972 Year Lease: £1,435.85 Service Charge: Superfast Fibre Broadband available 70-80 Mbps download speed 19-20 Mbps upload speed: Visitor parking bays available.

Location

Located along Warham Road in the heart of South Croydon and accessed off the Brighton Road, conveniently positioned being within reach of South Croydon station with connections to London Bridge and Victoria as well as bus routes. A choice of schools in both the private and state sector including Whitgift, Trinity, Croydon High and Croham Hurst together with a choice of tennis, golf courses and churches. In accordance with Section 21 of the Estate Agents Act 1979 we declare a personal interest whereby the vendor is a staff member of Pollard Machin Estate Agents.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com	70	76



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.3 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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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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