



3 Heritage Court, Mitchley Hill, Sanderstead, Surrey, CR2 9DT

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Mitchley Hill
Sanderstead
Surrey CR2 9DT

Guide Price £385,000

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Description

A modern two double bedroom ground floor apartment forming part of a prestigious development of nine, located within easy reach of Sanderstead village and Recreation Park. EPC Rating B. Council Tax Band D.

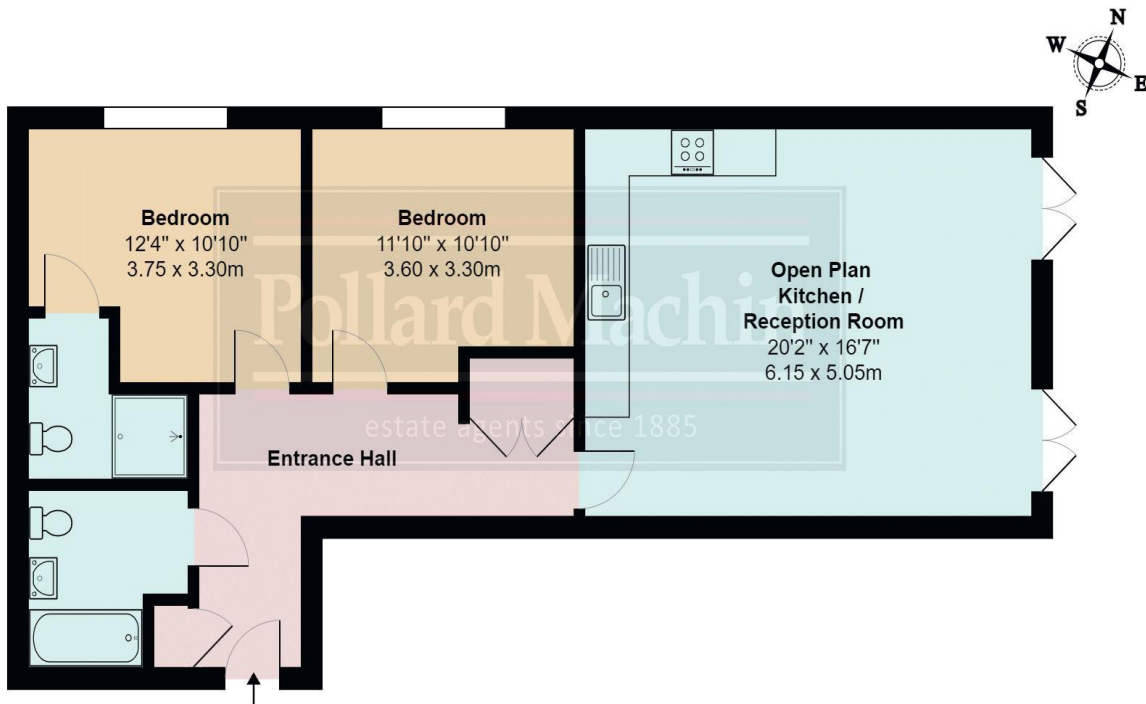
Accommodation

The property briefly comprises; Communal Entrance Hall with security entry phone, hallway with storage cupboards: 20'2 x 16'7 open plan kitchen with integral appliances/living room, master bedroom with en suite shower room, further double bedroom and modern family bathroom. Outside provides allocated parking for one vehicle and communal area of lawn.

Location

Conveniently located along Mitchley Hill just in from Limpsfield Road being within level walking distance to Sanderstead Recreation Park and Waitrose. The property is within reach of Gresham, Atwood and Riddlesdown schools together with walks in Kings Wood, Sanderstead Village parade, the local cricket, golf and tennis clubs and bus services to Warlingham, Croydon, Selsdon and Purley.





Ground Floor

Heritage Court, 2 Mitchley Hill, South Croydon, CR2
 Gross Internal Area 796.5sq ft / 74sq 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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