



Flat 9, 7, Wettern Close, Sanderstead, Surrey, CR2 0NT

Pollard Machin
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Sanderstead
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Offers in Excess of £250,000

Description

A well presented one bedroom top floor apartment benefitting from share of freehold, garage, communal gardens, double glazing and gas central heating. EPC rating C. Council Tax Band C.

Accommodation

Comprising entrance hall with fitted storage, modern bathroom, double bedroom with fitted wardrobes, 14x13'3" reception room and separate modern fitted kitchen. The property benefits from gas central heating, double glazing, secure entry phone system, garage en-bloc and well maintained communal gardens. We have been advised the following: Lease remaining term - 958 years. Annual Service Charge £1109.40.

Location

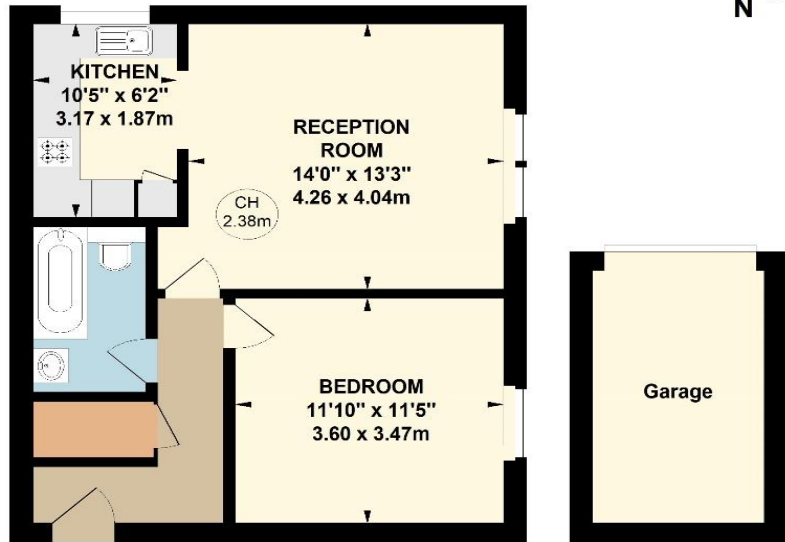
Located off Purley Oaks Road within reach of either Purley Oaks or Sanderstead stations offering regular links into London, a choice of tennis, golf and cricket clubs, schools, church, bus services into Croydon and the open space of Purley Beeches.



Wettern Close, CR2

Approximate gross internal area
 48.40 sq m / 521 sq ft
 (Excluding Garage)

Key :
 CH - Ceiling Height



Second Floor

(Not shown in actual location / orientation)

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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