

MANCHESTERS SOLICITORS

ANDREW DURMAN LLB

the
**Manchesters
Property Centre**

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REDVERS COURT, REDVERS ROAD, WARLINGHAM, CR6 9JW

AN EXTREMELY WELL PRESENTED PURPOSE BUILT 2 BEDROOMED FIRST FLOOR RETIREMENT FLAT, NEWLY CARPETED THROUGHOUT, SITUATED ON SOUGHT AFTER WARLINGHAM GREEN ENJOYING WONDERFUL VIEWS, LEVEL WALKING DISTANCE TO SHOPS AND LOCAL AMENITIES.

£170,000 LEASEHOLD

- ❑ 2 BEDROOMS
- ❑ MODERN FULLY FITTED KITCHEN
- ❑ NEWLY CARPETED THROUGHOUT
- ❑ 24HR CALL SYSTEM
- ❑ COMMUNAL GARDENS
- ❑ RESIDENTS PARKING
- ❑ CLOSE TO SHOPS, RESTAURANTS & TRANSPORT LINKS.

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Solid door with entry phone system, internal stairs to first floor, with double glazed window. Door to internal landing.

Entrance Hall: Loft access, coved cornice, airing cupboard housing water tanks and lagged immersion heater, deep storage cupboard, large storage cupboard/cloakroom, 24hr call system 'Careline' entry phone handset.

Lounge/diner 15'2 (4.64m x 3.35m) 10'11 arched feature double glazed windows with hardwood surround, coved cornice, double radiator, overlooking fields..



Kitchen: Fully fitted with a range of modern wall mounted and base storage units, work surfaces with inset 4 ring gas hob, inset 1.5 bowl sink unit and mixer tap, 'Indesit' washing machine, built-in brand new 'Indesit' double oven, fridge/freezer, cupboard housing boiler, small breakfast bar area, part tiled walls, double glazed window in hardwood surround, double radiator.



Bedroom 1: 11'6 (3.51m x 3.72m) 12'2 Double glazed window in hardwood surround and further secondary glazed unit, double wardrobe with sliding mirrored doors, storage cupboard, double radiator, call button.



Bedroom 2: 8'11 (2.73m x 3.04m) 9'11 Double glazed window in hardwood surround, single radiator.



Bathroom: Panelled bath with mixer tap and shower spray attachment, handgrip, wash hand basin (damaged), mirrored cabinet over sink, concealed low level w.c. fully tiled walls, double radiator, obscured double glazed window in hardwood surround.



Service charges: Currently £1752.68 per annum

Parking: Residents parking with visitor's rights.

Garden: Communal gardens.



VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

Regulated by the Solicitors Regulation Authority

INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
3. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
4. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
5. The ID we require with any offer is: (a) A Current Photocard Driving Licence or Passport; and (b) Receipted utilities bill or original bank statement addressed to you at your residence which is less than three months old.
6. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
7. We are obliged under new anti-money laundering legislation to carry out electronic id checks on all new selling clients as well as applicants who we introduce to our selling clients, at a cost of £7.05 per person including VAT and will collect this from you at the outset and also immediately once a sale has been agreed in the case of the buyer(s).
8. We reserve the right to charge £5 plus VAT for carrying out AML Searches, per person.

LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors 020 8651 3118

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