

MANCHESTERS SOLICITORS

ANDREW DURMAN LLB


the
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Property Centre**

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BEECHWOOD ROAD, SANDERSTEAD, CR2 0AE

WELL PRESENTED TOP FLOOR 1 BEDROOMED CHARACTER FLAT WITH MANY PERIOD FEATURES. WITHIN WALKING DISTANCE OF BOTH SANDERSTEAD AND PURLEY OAKS STATIONS.

£162,500 SHARE OF FREEHOLD

- ❑ VERY LARGE LOUNGE/DINER WITH 'JULIETTE' BALCONY.
- ❑ VERY LARGE DOUBLE BEDROOM
- ❑ FULLY FITTED KITCHEN
- ❑ EXCELLENT TRANSPORT LINKS
- ❑ SHARE OF GARDEN

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Feature glass front door, opening into communal hallway with stairs leading to a galleried landing, two obscured glazed windows, picture rail, 1 x double radiator



Landing: Spacious landing, 1 x double radiator, large deep storage and dressing room area into the eaves. 'Vaillant' wall mounted gas boiler and controls, access to very large loft via retractable ladder, part boarded attic space with head height of 7ft in parts.



Lounge/Diner: Large room, double aspect with double glazed casement doors opening to a wrought iron 'Juliette' balcony, plus an additional double glazed window to side, original cast iron fireplace with tiled surround and marble hearth, corner cupboard with shelving, picture rail, 2 x double radiators.



Kitchen: Fully fitted with a range of wall mounted and base storage units, .stainless steel single sink and drainer with stainless steel taps, gas hob, electric combination oven, plumbing for washing machine and space for fridge, part tiled walls, cupboard housing water tank, linoleum flooring, Velux roof window. small hallway with door to bathroom.



Bathroom: Panelled bath with electric shower over bath, wash hand basin set into vanity worktop, low level w.c., double glazed window, 1 x double radiator.

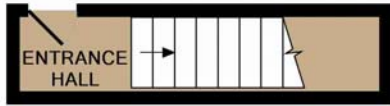




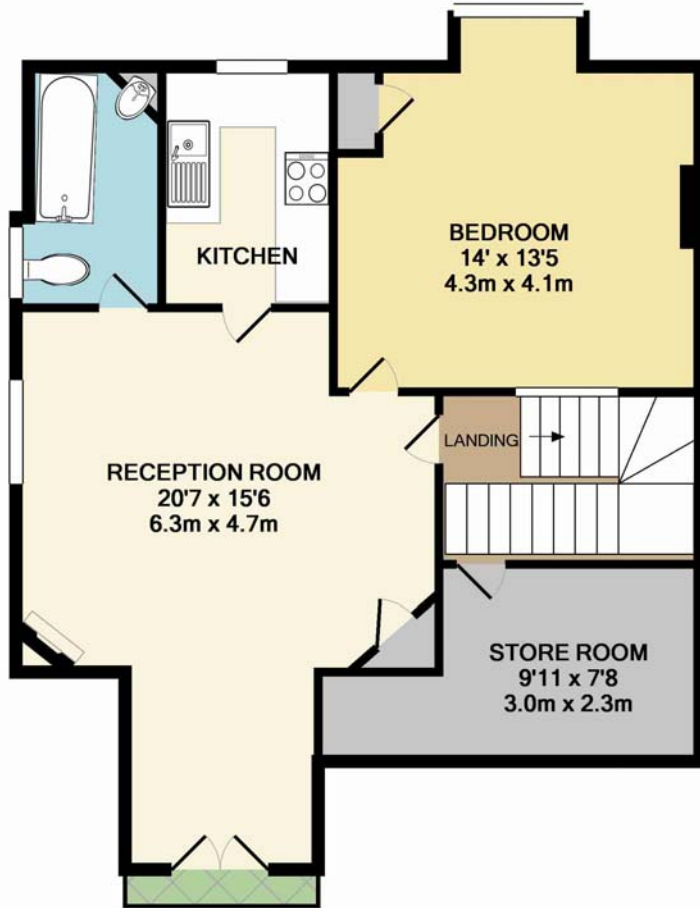
Bedroom 1: Very large double with high ceilings, two original sash windows with stunning views over London, two obscured glass windows to landing, original cast iron fireplace, cupboard housing lagged cylinder with shelving to side, 1 x double radiator.

Garden: Third share of garden.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE



ENTRANCE FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		64	(55-68) D
(39-54) E	54		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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