

MANCHESTERS SOLICITORS

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**GARDEN/BASEMENT FLAT, THURSTON HOUSE, BIRDHURST ROAD,
SOUTH CROYDON. CR2 7EF**

**A SPACIOUS 1 BEDROOMED BASEMENT/GARDEN FLAT WITH PRIVATE
PARKING AND OWN ENTRANCE IN CONVERTED PERIOD PROPERTY.**

£165,000 LEASEHOLD

- ❑ LARGE BEDROOM
- ❑ SPACIOUS LOUNGE (NEWLY CARPETED)
- ❑ LARGE KITCHEN/DINING ROOM
- ❑ DOUBLE GLAZED THROUGHOUT (APPROX. 2 YRS AGO)
- ❑ PRIVATE PARKING
- ❑ LONG LEASE

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Private Entrance: Via gravel driveway for private parking in Birdhurst Rise, down well lit concrete steps to basement/garden flat's fully double glazed front door.

Communal Entrance: Via gravel driveway for private parking at impressive main front of house situated at apex of Birdhurst Rise/Birdhurst Road.

Entrance Hall: 1 x double radiator, telephone point/area, large understairs cupboard used for storage



Lounge: Newly carpeted, large lounge with double glazed door to raised decked private patio area, ceiling downlighters, 1 x double radiator, door to bedroom.



Bedroom: Large double bedroom, with double glazed picture window in deep bay recess overlooking p

area, 1 x double radiator, ceiling downlighters and ample storage space.



Kitchen/Dining Room: Wooden wall mounted and base units, tiled splash back, sink with double drain and mixer tap, space and plumbing for washing machine, space for Fridge/Freezer, and space for free standing cooker, linoleum floor in kitchen area. Boiler serving gas central heating and hot water, approximately 5yrs old and serviced regularly. Carpeted dining area with lights over, space for table and chairs.



Bathroom: Large spacious fully tiled bathroom, with panelled bath and telephone style shower attachment mixer tap, electric shower over bath, concealed low level w.c., sink in tiled area, with shelving, linoleum flooring, 1 x double radiator.



Outside: Small raised private decked patio area for table and chairs.

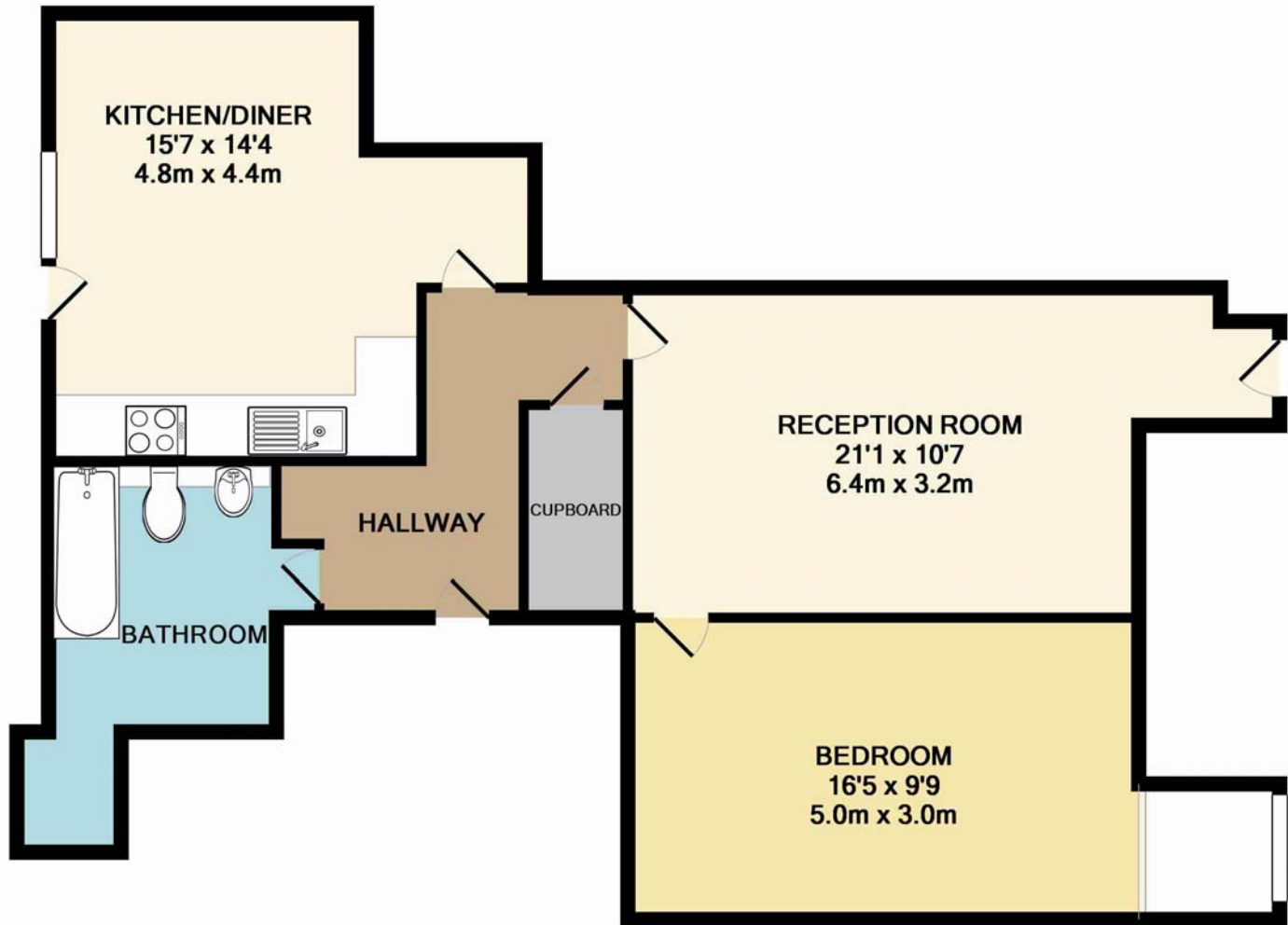


Parking: Own private parking space.

Maintenance Charges: Approximately £1000 p.a. including ground rent.

Leasehold: Approximately 114 years remaining.

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	71	77	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(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



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 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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VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

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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