

MANCHESTERS SOLICITORS

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HOLMWOOD AVENUE, SANDERSTEAD, CR2 9HY

[DESCRIPTION]

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Leaded light double glazed door to enclosed entrance porch, part glazed door to:

Entrance Hall: Hallway, single radiator.

Cloakroom: Low level w.c., obscured leaded light double glazed window.

Lounge: Double radiator, double glazed window to side, double radiator, wall light points, coal effect gas fire, wide archway to:

Dining Area: Sliding double glazed patio doors to garden, wall light points, wide archway to:

Kitchen: Fitted with a range of wall mounted and base units in a wood finish, integrated Hygena dishwasher, integrated fridge and separate freezer, washing machine, work surfaces with inset single bowl sink unit and mixer tap, part tiled walls, double oven built into tower unit, double glazed window, laminate flooring, wide archway to breakfast/lounge area.

Conservatory: Sliding double glazed door to garden, fully double glazed.

Bedroom 1: Leaded light double glazed angle bay window to front aspect, fitted wardrobes to one wall with centre dresser, single radiator.

Bedroom 2: Leaded light double glazed window to side, fitted wardrobes, single radiator.

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Bathroom:

Sep W/C:

Outside:

Garage: Single garage with up and over door, window, power and light.

Rear garden: Paved patio, southerly aspect, lawn and flower bed borders, fish pond, small timber shed, further timber shed, door to garage.

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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