

# MANCHESTERS SOLICITORS

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## ANGEL COURT, ST. AUGUSTINES AVENUE, SOUTH CROYDON, SURREY CR2 6JJ

A GOOD SIZED SPLIT LEVEL FLAT WITH 2 DOUBLE SIZE BEDROOMS.  
LOCATED CLOSE TO SANDERSTEAD AND PURLEY OAKS STATIONS FOR  
COMMUTING TO CENTRAL CROYDON, LONDON AND BEYOND.

£194,950 LEASEHOLD

- ❑ TOP FLOOR SPLIT LEVEL
- ❑ 2 DOUBLE BEDROOMS
- ❑ 16' LOUNGE
- ❑ 11' KITCHEN
- ❑ BATHROOM WITH COMBINED  
W.C.
- ❑ SEPARATE W.C.

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

COMMUNAL ENTRANCE WITH ENTRYPHONE SYSTEM.

STAIRS TO TOP FLOOR.

Entrance Hall: Fuse box, part glazed door to inner hallway, double radiator; stairs to bedrooms.

Lounge/Diner: 16'3 x 13'7. Sash window, double radiator.



Kitchen/Breakfast Room: 11'7 x 8'7. Fitted with a range of wall mounted and base storage units; work surfaces; with 1.5 bowl sink unit; mixer tap; space and plumbing for washing machine; double radiator; wall mounted boiler; space for fridge; space for cooker; tiled floor; sash window.



Separate W/C: Low level WC.

Steps up to bedrooms:



Landing: Large storage cupboard

Bathroom: Panelled bath with mixer tap and shower attachment over; low level WC; part tiled walls; extractor fan; double radiator.



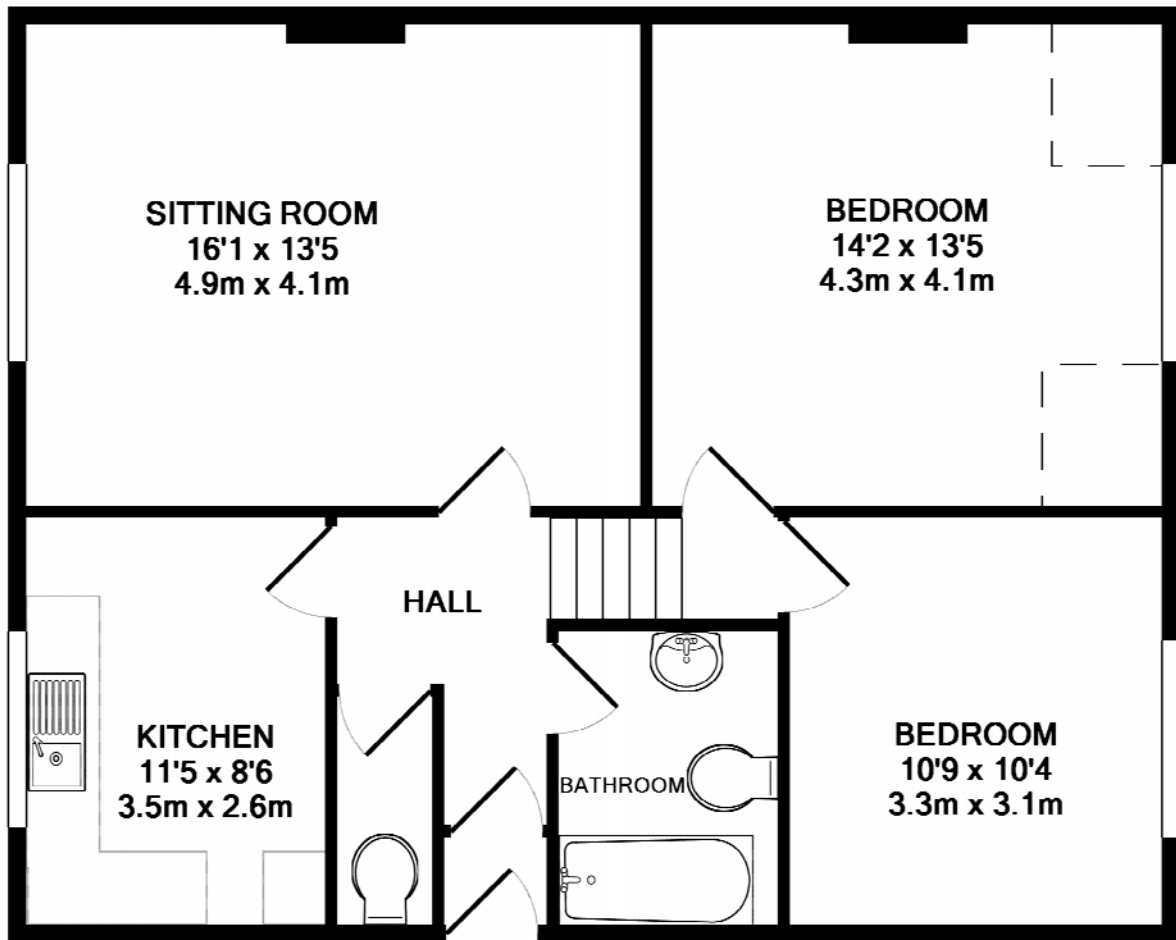
Bedroom 1: 13'6 x 14'4. Window to front aspect; double radiator.



Bedroom 2: 10'5 x 11'. Window; double radiator; eaves storage cupboard.



Outside: Communal area with parking.



FLAT ANGEL COURT  
TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.1 SQ.M.)  
Made with Metropix ©2010

This floor plan is approximate only and should not be relied upon for accuracy.

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.

## 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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