

MANCHESTERS SOLICITORS

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the
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Property Centre

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Theresa's Walk, College Court, Sanderstead, CR2 0AU

LOCATED IN THIS POPULAR CUL-DE-SAC WITHIN WALKING DISTANCE OF BOTH SANDERSTEAD AND PURLEY OAKS STATIONS, SHOPS AND BUSES.

2 BEDROOMED SECOND FLOOR FLAT WITH BALCONY AND LARGER THAN AVERAGE GARAGE.

£212,500.00

- 2 BEDROOM FLAT
- 18' REFITTED MODERN KITCHEN/BREAKFAST ROOM
- 18' LOUNGE WITH BALCONY
- LARGE GARAGE
- CLOSE TO TRAINS, BUSES AND SHOPS
- NO CHAIN

 rightmove.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Communal Hall to front door of property:

Entrance Hall: storage cupboard; wall heater coving to ceiling; wall point; airing cupboard with shelving.

Lounge: 11'6 x 14'7 widening to 18'3 (3.37m x 4.50m widening to 5.58m). Secondary double glazed sliding doors to balcony with views; storage heater; coving to ceiling.



Kitchen/ breakfast room: 18'7 x 9'6 widening to 10'8 (5.71m x 2.92m widening 2.9m).



Kitchen area: fitted with a range of wall mounted and base storage units; ample work surfaces with inset double drainer sink unit and mixer tap; 4 ring gas hob and single electric oven below; place for washing machine; part tiled walls; double glazed window; coving to ceiling. Breakfast bar area.

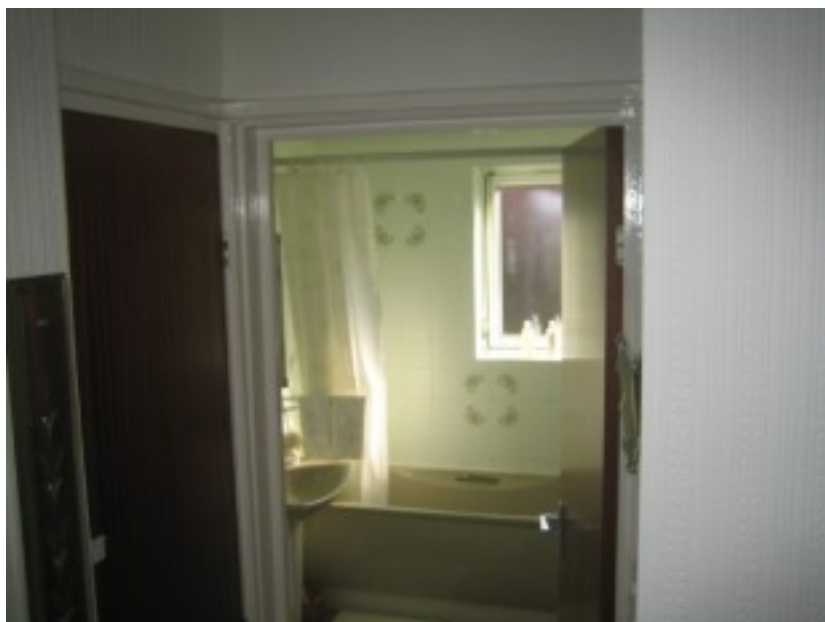
Dining Area: Double glazed window; storage heater coving to ceiling.

Bedroom 1: 11'5 x 11'1 max (3.51mx 3.39m). Fitted with sliding wardrobes to one wall; double glazed window; *electric heater*.



Bedroom 2: 11.4' x 10'8 (3). Double glazed window; shower cubicle with Triton electric shower; coving to ceiling; fitted wardrobes to one wall.

Bathroom: Panel bath with independent Triton shower over; pedestal wash hand basin; low level WC; opaque double glazed window; part tiled walls; coving to ceiling; strip light with shaver point.



Outside:

Views:

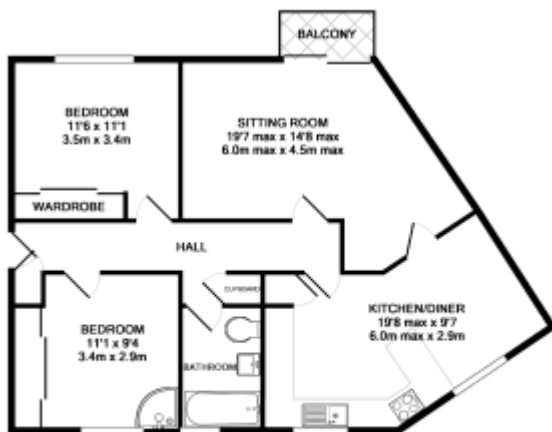


Integrated Garage: Larger than average.

Communal gardens; visitors' parking.



Leasehold. **Service charge approximately £TBC pa and Ground rent £ TBC pa**



34 THERESA'S WALK
TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (815 SQ.FT.)
Made with Metronix i2210



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. Home Information Packs (HIPS) are now in force for all properties. We are commissioning our own HIP packs where applicable.
3. 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.
4. 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.
5. 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.
6. The ID we require with any offer is: (a) Driving Licence or Passport; and (b) Utilities demand addressed to you at your residence.
7. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
8. Neither the Seller nor Manchesters Solicitors is responsible for errors or inaccuracies in the Home Information Pack (save for any obligation owed by Manchesters as solicitors for the Seller).

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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