

MANCHESTERS SOLICITORS

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Theresa's Walk, 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 1ST FLOOR APARTMENT WITH LARGER THAN AVERAGE GARAGE

£175,000 LEASEHOLD

- ❑ 2 BEDROOMS
- ❑ 1 WITH CORNER SHOWER SUITE
- ❑ FITTED WARDROBES IN BOTH
- ❑ FULLY FITTED KITCHEN
- ❑ BATHROOM
- ❑ LARGE GARAGE
- ❑ VIDEO ENTRYPHONE SYSTEM
- ❑ CHAIN FREE

 rightmove.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Video entryphone system , cupboard with shelving housing electric meter, airing cupboard with lagged cylinder, doors leading to bedrooms, bathroom, living room and kitchen kitchen, economy 7 storage heater.

Lounge: Double glazed picture window overlooking the rear of the property, part glazed wooden door to kitchen, coved cornice, economy 7 storage heater.



Kitchen: Fully fitted with a range of matching wall, base and tower units, part tiled walls, stainless steel sink unit with mixer tap, space for fridge, freezer, cooker, and plumbing for washing machine, laminate flooring, double glazed picture window overlooking front of property..



Regulated by the Solicitors Regulation Authority

Bedroom 1: Double glazed picture window overlooking rear grounds, radiator, fully fitted mirrored wardrobes with sliding doors, to one wall, radiator.



Bedroom 2: Double glazed window overlooking communal gardens, fully fitted mirrored wardrobes with sliding doors to one wall, 'Mira' electric shower corner suite in white.



Bathroom: Panelled bath with separate electric shower over, shower curtain, pedestal wash hand basin with mirror over, low level wc, heated towel rail, electric wall heater, laminate flooring, double glazed obscured window.



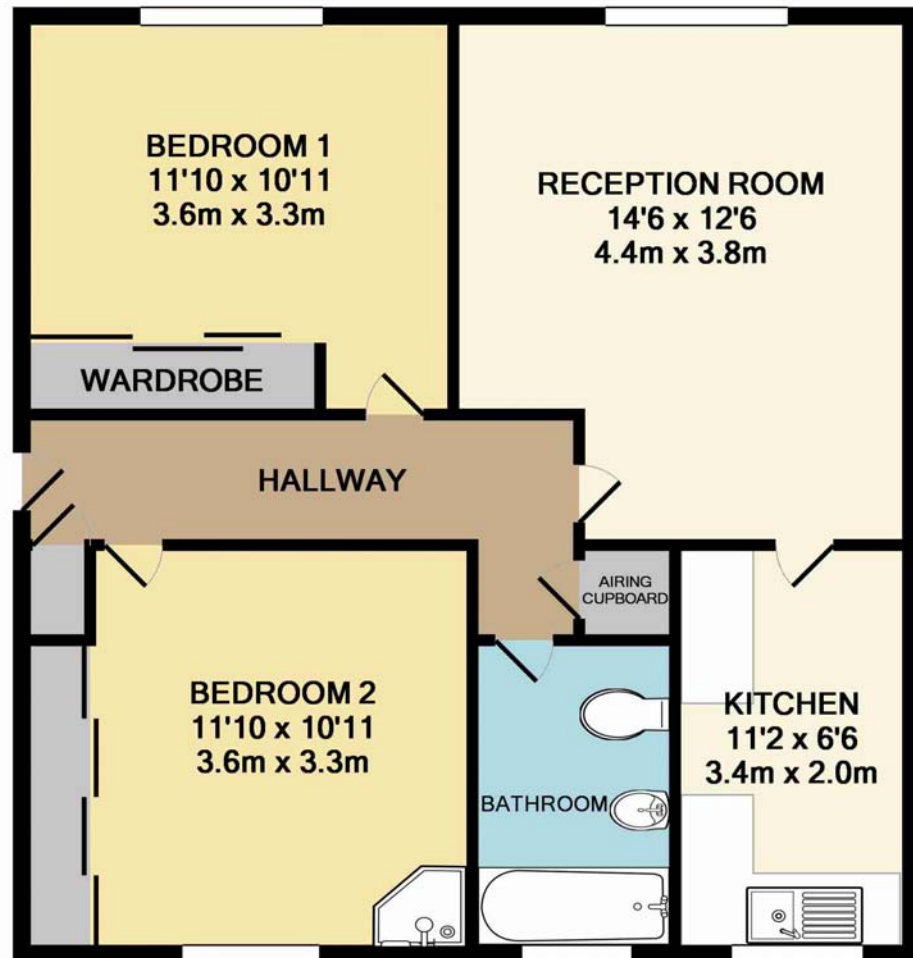
Outside:

Garage: Large single integrated garage, with up and over door.

Garden: Communal gardens, visitor parking.

Leasehold: Approx 73 yrs remaining. Service charge: £652 x 2 p.a. Ground Rent: £100 p.a.

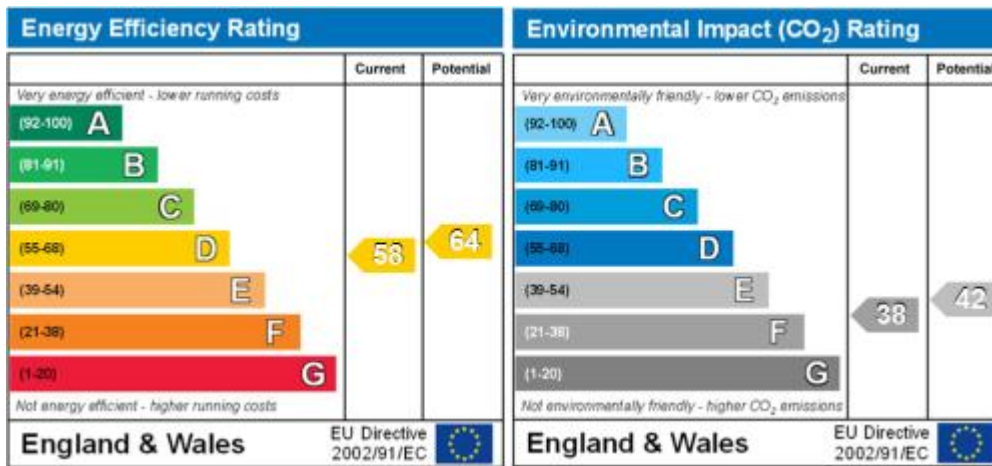
VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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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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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