

MANCHESTERS SOLICITORS

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HOLMBURY GROVE, FEATHERBED LANE, FORESTDALE, CROYDON, CR0 9AN

SITUATED IN A POPULAR LOCATION IS THIS WELL PRESENTED MAISONETTE LOCATED CLOSE TO SHOPS, SCHOOLS AND TRANSPORT. CLOSE TO SELSDON BIRD SANCTUARY

£165,000 SHARE OF FREEHOLD

- 2 BEDROOMED
- REFITTED KITCHEN
- GROUND FLOOR MAISONETTE
- GARAGE EN-BLOC
- LARGE LOUNGE/DINER WITH PRIVATE BALCONY
- NO CHAIN

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Double glazed front door to:

Entrance Hall: Deep storage cupboard; airing cupboard housing water tank and softner; warm air vents.

Lounge/Area: 12' 9 x 13'3 (3.91m x 4.06m). UPVC double glazed picture window to front aspect; thermostat for heating; warm air vent.



Dining Area: 9'10 x 12'4 (3m x 3.78m). Deep storage cupboards; UPVC double glazed window to side; UPVC double glazed windows and casement door to enclosed balcony area; warm air vent; door to kitchen.

Kitchen: 6'10 x 5'5 (2.09m x 1.66m). Fitted with a range of wall mounted and base storage units; work surfaces with stainless steel sink unit and mixer taps; space for washing machine; space for cooker and fridge freezer; deep storage cupboard; cupboard housing warm air boiler; part tiled walls; large double glazed picture window.



Bedroom 1: 13'8 x9'11 (4.18m x 3.04m). Large UPVC double glazed picture window overlooking common grounds; double and single coving; built in wardrobe, warm air vent.



Bedroom 2: 10'11 x 6'11 (3.33m x 2.11m). UPVC double glazed picture window to front aspect; deep under-stairs storage cupboard, double built in wardrobe.

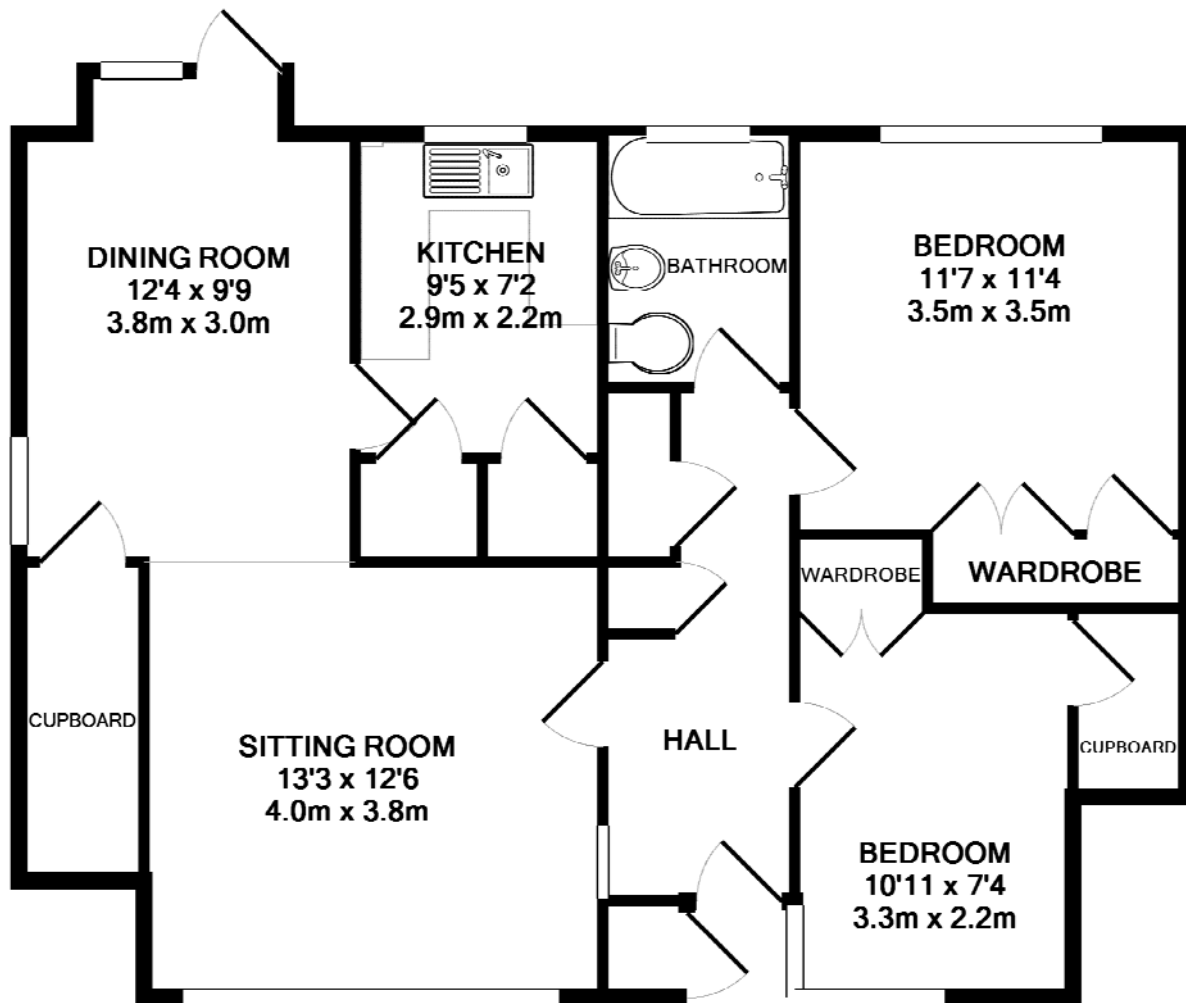
Bathroom: Panelled bath; pedestal wash hand basin; low level WC; obscure double glazed window; ½ tiled walls; 'Dimplex' wall heater.

Outside:

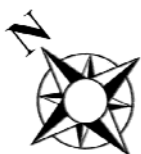
Garden to front: flower beds; paved area; cupboard housing bin store.

Communal parking; garage en-bloc.





HOLMBURY GROVE
 TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)
 Made with Metropix ©2010



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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