



Sanderstead Road, Sanderstead, Surrey, CR2 0PB

**Pollard Machin**

estate agents since 1885

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Surrey CR2 0PB

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Monthly Rental Of £1,500

A modern and well-presented 2-bedroom ground floor flat set in a convenient and sought-after South Croydon location. Some of the any features of the flat are as follows; Bright and spacious living room with plenty of natural light, Two good-sized bedrooms with ample storage, Contemporary bathroom with a shower, Fully equipped kitchen featuring including Fridge/Freezer, Washing machine, Induction hob, Oven, Gas central heating throughout keeps the home warm and efficient, Ample storage space internally and One allocated parking bay included.

#### Location & Local Amenities:

This property enjoys a fantastic position on Sanderstead Road, within easy reach of local shops, cafés and everyday amenities. There are a number of food stores, including a Tesco Express and local convenience stores.

#### Transport Links:

Sanderstead rail station - offering frequent trains and excellent connections into central London.

Purley Oaks station is also nearby, providing additional rail services.

Bus routes operate close by, connecting you easily with South Croydon, Purley, Croydon town centre and wider parts of South London.

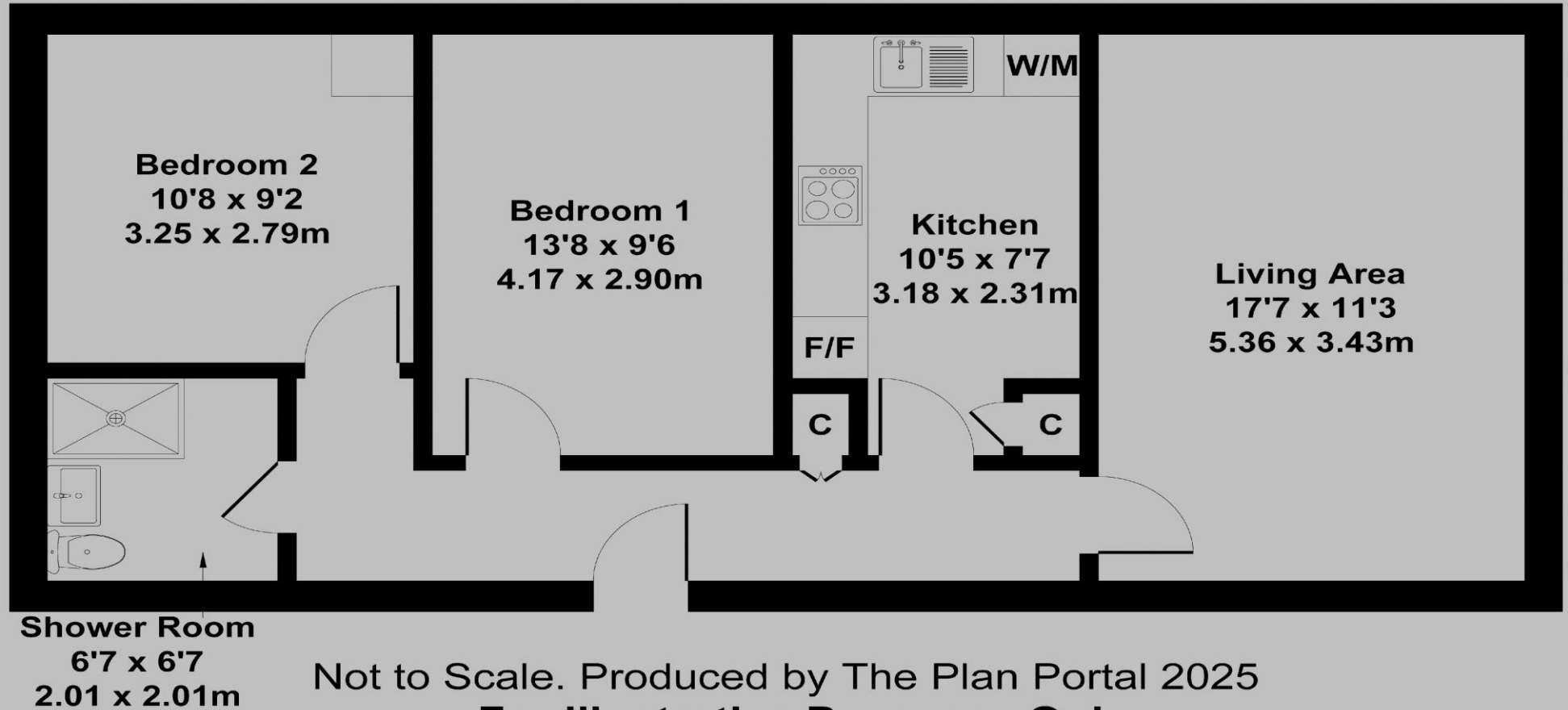
The area benefits from a range of green spaces and parks ideal for walking, jogging or dog-walking, including Sanderstead Plantation and local recreation grounds.

EPC Rating - C. Croydon Council Tax Band - C. Deposit - £1730.

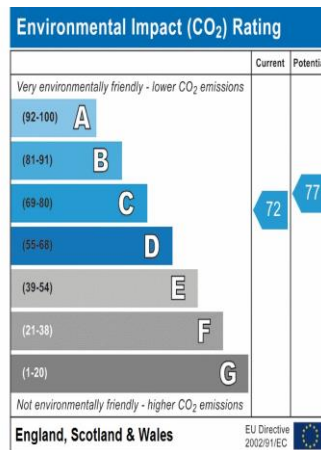
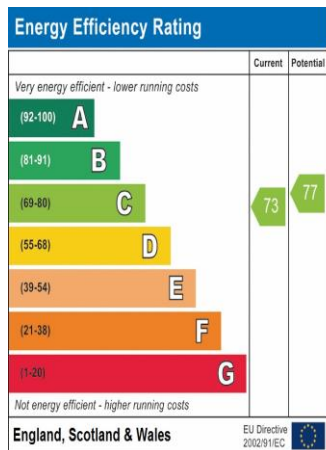


# The Crescens 120 Sanderstead Road

Approximate Gross Internal Area  
692 sq ft - 64 sq m



The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

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