



Flat 2, 1, Parrings Close, Sanderstead, Surrey, CR2 0QX

**Pollard Machin**  
estate agents since 1885

Flat 2  
1 Parrs Close  
Sanderstead  
Surrey CR2 0QX

Guide Price £265,000

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#### Description

A beautifully presented and recently renovated one double bedroom ground floor apartment with impressive 16'3 x 11'7 lounge, fitted kitchen, gas radiator central heating, double glazing, garage and entry phone being conveniently situated for both Purley Oaks and Sanderstead stations.

#### Accommodation

Communal Entrance Hall with security entry phone: Entrance Hall with two deep store cupboards: Impressive 16'3 x 11'7 Lounge with views overlooking the communal gardens: Fitted Kitchen with built in oven, hob, extractor with space for appliances : 13'7 x 10'9 Double Bedroom with deep walk-in wardrobe: Modern Tiled Bathroom with walk in shower: Communal Gardens: Gas Radiator Central Heating: Double Glazing.

#### Location

Parrs Close was constructed by Bellway Homes located off Florence Road within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Wettern Gardens and Purley Beeches together with bus services into Croydon and the surrounding area.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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The Agent 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



**Viewings Strictly by Appointment Only**

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