



Flat 3, 9, Wettern Close, Sanderstead, Surrey, CR2 0NT

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Flat 3, 9
Wettern Close
Sanderstead
Surrey CR2 0NT

£280,000

A well presented two bedroom ground floor apartment benefitting from share of freehold, garage, communal gardens.
EPC rating C. Council Tax Band C.

Accommodation

Comprising entrance hall with fitted storage, bathroom, two double bedrooms with fitted wardrobe in the main bedroom, 19'2 x 10'10 reception room and separate modern fitted kitchen. The property benefits from gas central heating, double glazing, secure entry phone system, garage en-bloc and well maintained communal gardens.

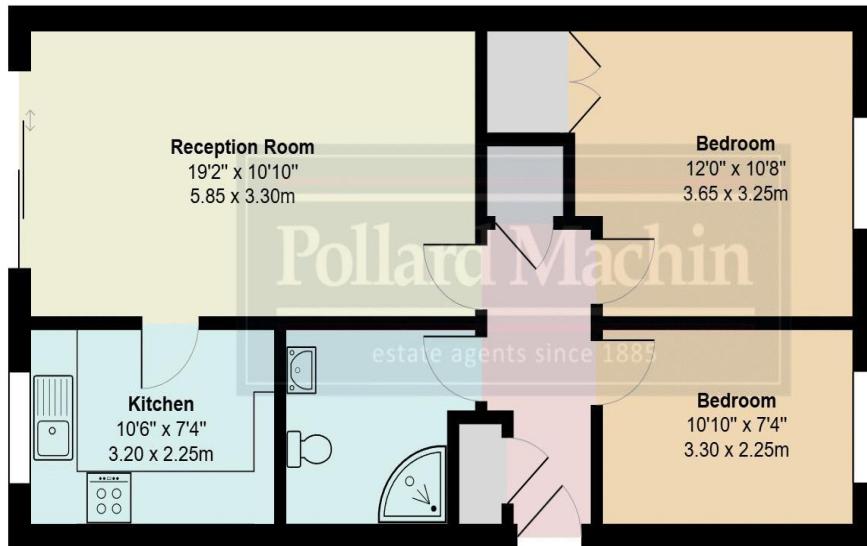
We have been advised the following: Lease remaining term - Share of freehold. Annual Service Charge £1250.

Location

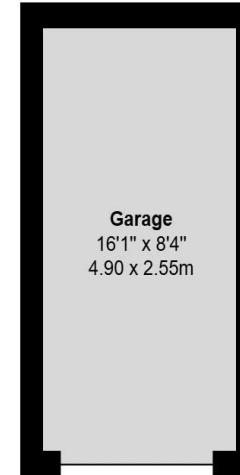
Wettern Close was constructed by Bellway Homes and is located of Purley Oaks Road within reach of both Purley Oaks and Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Wettern Gardens and Purley Beeches and bus services into Croydon and the surrounding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



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Ground Floor

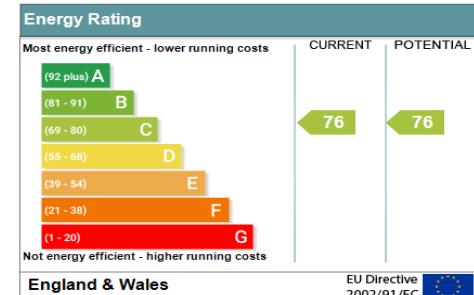


Wettern Close, Sanderstead, South Croydon, CR2 Approx. Gross Internal Area 635.1sq ft / 59sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media - www.arnetmedia.uk

Address: Flat 3, 9 Wettern Close, SOUTH CROYDON, CR2 0NT
RRN: 9836-3122-2500-0044-9296



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.



Viewings Strictly by Appointment Only

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