



5 Heritage Court, 2 Mitchley Hill, Sanderstead, Surrey, CR2 9DT

**Pollard Machin**  
estate agents since 1885

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Offers in Excess of £350,000

#### Description

A well presented 2 double bedroom first floor luxury apartment forming part of a prestigious development built circa 2012 with impressive open plan 23'8x17'4 kitchen/living room with oak flooring and downlighting, ensuite shower room, allocated parking and Juliette balcony French doors. EPC Rating C.

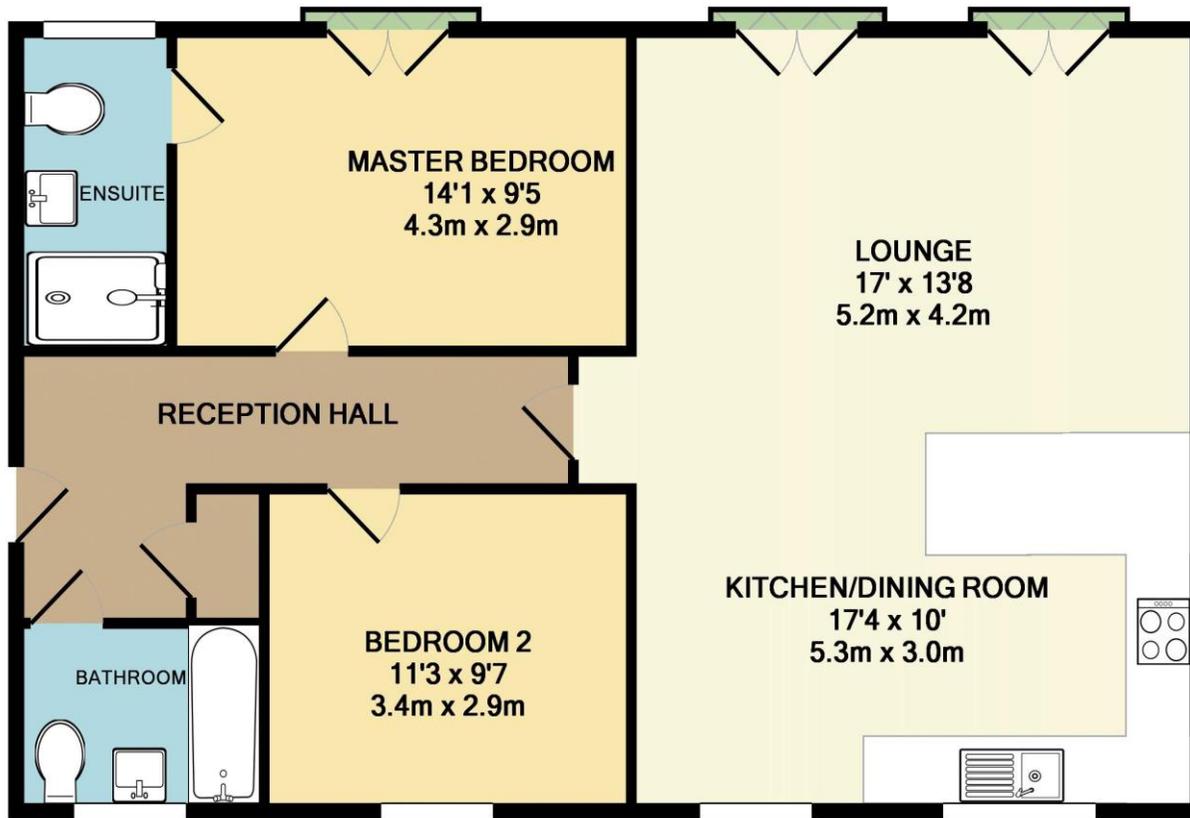
#### Accommodation

Communal Entrance Hall with entry phone: Reception Hall with oak flooring and downlighting: Impressive Open Plan 23'8x17'4 Through Kitchen/Living Room with an extensively fitted kitchen area incorporating a hob, oven, extractor hood and integrated washer/dryer, dishwasher, fridge and freezer together with twin Juliette balcony French doors, oak flooring and double lighting: 2 Double Bedrooms with an ensuite tiled shower room to the master with rainfall and hand held showers - the master bedroom having Juliette balcony French doors : Tiled Family Bathroom with rainfall and hand held showers: Zoned Underfloor Gas Central Heating: Double Glazing: Chrome style furnishings: Allocated Parking: Fitted Venetian & Roller Blinds: Downlighting: Carpeted to bedrooms, Oak style and Tiled Flooring: Porcelanosa bathroom suites. NB The photographs are from when the property was new at the vendor's request.

#### Location

Conveniently located along Mitchley Hill on the corner of Limpsfield Road being within level walking distance to Sanderstead Recreation Park and Waitrose. The property is within reach of Gresham, Atwood and Riddlesdown schools together with walks in Kings Wood, Sanderstead Village parade, the local cricket, park, golf and tennis clubs and bus services to Warlingham, Croydon, Selsdon, Purley and Sanderstead station with links to Victoria & London Bridge.

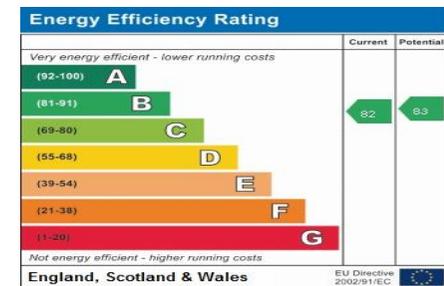




TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

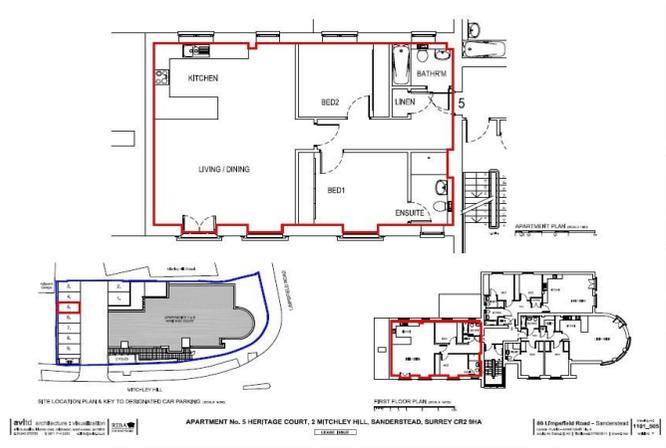
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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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