



8 Cotelands, Croydon, Surrey, CR0 5UD

Pollard Machin
estate agents since 1885

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Offers in Excess of £350,000

Description

Share Of Freehold - A well presented 2 double bedroom split ground floor apartment with tandem garage, impressive 13'2x12'7 lounge and 14'2 dining area, 12'1 master bedroom, well appointed bathroom, double glazing and fitted kitchen all being set in landscaped gardens. EPC Rating C.

Accommodation

Landscaped Front Garden: Porch Area with own front door: Reception Hall: Impressive 13'2x12'7 Lounge with independent 14'2x9'9 Dining Area with large storage cupboard: Fitted Kitchen with built in oven, hob, extractor hood with space for appliances: 2 Double Bedrooms featuring a 12'1x10'6 master and a 10'7x9'1 2nd bedroom with both having built in wardrobes: Newly Fitted Bathroom with shower over bath: Gas Warm Air Central Heating: Double Glazing: Extensive Landscaped Communal Gardens: 24'x8'9 Tandem Garage located underneath the property.

Location

Cotelands is situated between Park Hill Road and Park Hill Park being within easy reach of buses, East Croydon & South Croydon station with a tram link and choice of schools in both the private and state sectors, tennis, cricket and golf clubs and churches.



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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