



**Issy, Marden Manor, 1 The Crescent, Station
Road, Woldingham, Surrey. CR3 7DB**

Asking Price: £775,000

Leasehold

Issy, Marden Manor, 1 The Crescent, Station Road, Woldingham, CR3 7DB

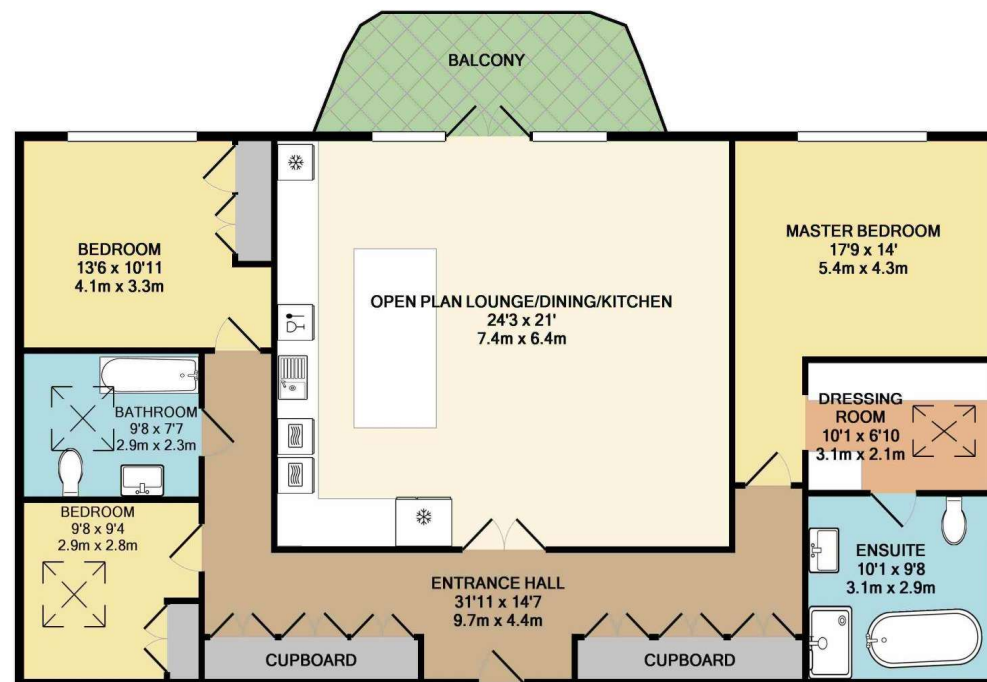
GENERAL SPECIFICATION

Robust construction using insulated CONCRETE FLOORS.
Quiet electric low maintenance 'Otis' LIFT service.
UNDER FLOOR wet gas central HEATING system throughout.
Quality DOUBLE GLAZING by Origin Windows.
MARBLE FLOORING to Kitchen/Living rooms.
OAK and WALBUT FLOORING.
ITALIAN Designer BATHROOMS with marble tiling.
ITALIAN 'Cucine' KITCHENS with MIELE appliances and
SIEMENS washer/dryer.
ITALIAN FITTED WARDROBES to bedrooms one and two.
VIDEO SECURITY entry system.
DIMMER 3 phase interior room LIGHTING
Wrought iron work to staircase balustrade with hardwood
and marble risers.

EXTERIOR

LABC 10 year warranty (Local Authority Building Control)
20 year building render guarantee.
TWO SECURE parking spaces.
LARGE BALCONY with far reaching views.
Mains drainage.
SECURITY GATED ACCESS to parking area with LED bollard lighting.
Two Visitors and two disabled parking spaces.
Landlords electricity supply enabling communal area heating via
Photovoltaic roof panels.


125 YEAR LEASE



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Fine and Country - Fine & Country Woldingham

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.