



Flat 9 Atwood House , Addington Road, South Croydon, Surrey, CR2 8AX

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Flat 9 Atwood House  
Addington Road  
South Croydon  
Surrey CR2 8AX

Guide Price £400,000

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### Description

Located in Sanderstead, Atwood House is a luxury development designed exclusively for the over 60s. The apartments are beautifully designed with double-glazing, insulation and panel heating throughout making them energy efficient. There is also the peace of mind from a door entry system linked to your TV so you can see who you are letting in, an intruder alarm and a 24-hour emergency call system. There are also professionally maintained landscaped gardens so they look their best all year round. A Guest Suite for family and friends to stay is available for a small fee and there is a stunning club lounge to entertain your guests or socialize with your new neighbours. A Mobility scooter store is available (first come basis).

NHBC warranty. EPC Rating B. Council Tax Band E.

### Accommodation

Ground floor, south facing apartment located to the rear:

Entrance hall; Living room with double glazed doors leading to a patio area; Fitted kitchen with integrated NEFF fridge, freezer, microwave, ceramic hob, white gloss units, cooker hood and under pelmet lighting; Master bedroom with walk-in fitted wardrobe and en-suite shower room; Second double bedroom; Shower room with slip resistant floor tiling, shaver sockets and heated towel rails; Utility room with hot water tank, Vent-Axia system and washer/dryer. Car parking space (M).

### Location

Atwood House is located in Sanderstead off the Addington Road within reach of Sanderstead Village Parade of shops, Waitrose, Costa Coffee, church, Gruffy and village pond, together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley.



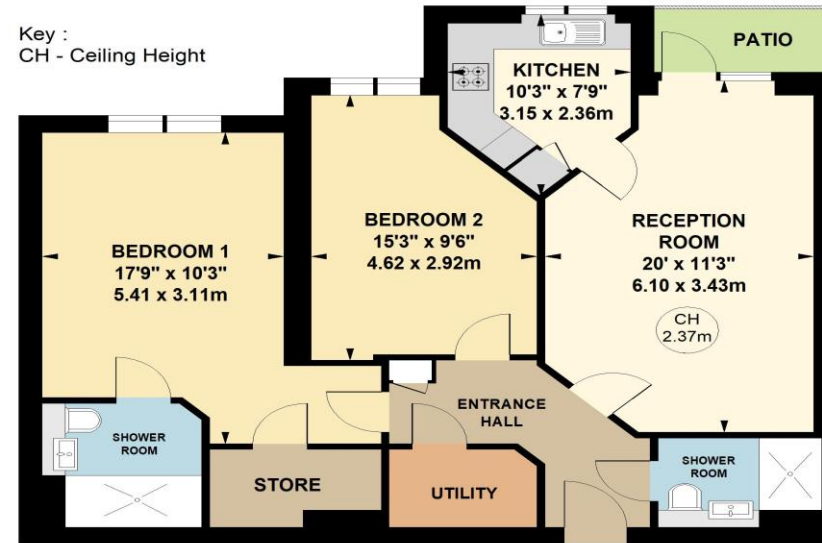
# Atwood House, CR2

Approximate gross internal area

75.62 sq m / 814 sq ft



Key :  
CH - Ceiling Height



**Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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