



26 Sanderstead Court, Addington Road, Sanderstead, Surrey, CR2 8RA

**Pollard Machin**  
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Sanderstead  
Surrey CR2 8RA

Guide Price £375,000

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### Description

No Onward Chain - Share of freehold - A spacious two double bedroom first floor maisonette with front and rear balconies situated in a sought-after development in the heart of Sanderstead. EPC Rating E. Council Tax Band E.

### Accommodation

Ground floor porch, hallway with balcony, living area with balcony, modern refitted kitchen with integral appliances, two double bedrooms with fitted wardrobes and family bathroom. Garage and Communal Gardens with fantastic views. Maintenance Charge £1200 - £1500 Per Annum: Lease Remaining 972 Years.

### Location

Sanderstead Court is set in beautifully landscaped and substantial grounds located off Addington Road, within easy reach of Sanderstead Village shops, Waitrose, church, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley.



# Sanderstead Court, CR2

Approximate gross internal area

73.86 sq m / 795 sq ft



Key :  
CH - Ceiling Height



First Floor

Ground Floor  
Entrance

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		
69-80	C		74 C
55-68	D		
39-54	E	53 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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