



HAVEN
HOUSE
55-57 ADDINGTON ROAD

11 Haven House, Addington Road, Sanderstead, Surrey, CR2 8RD

Pollard Machin

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Guide Price £500,000

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Description

No Onward Chain - A beautifully presented two double bedroom ground floor apartment with an impressive 24'7x17'7 open plan living room with extensively fitted kitchen/dining area, master bedroom suite with shower room and walk in wardrobe, private patio garden and communal gardens backing Sanderstead Plantation, allocated parking and video entry phone forming part of a prestigious gated development conveniently positioned for local shopping. Exclusively for over 55's. EPC Rating B. Council Tax Band E. Lease 112 years remaining. Ground rent £365/pa (reviewed every 5 years). Service charge £2100/pa (includes water).

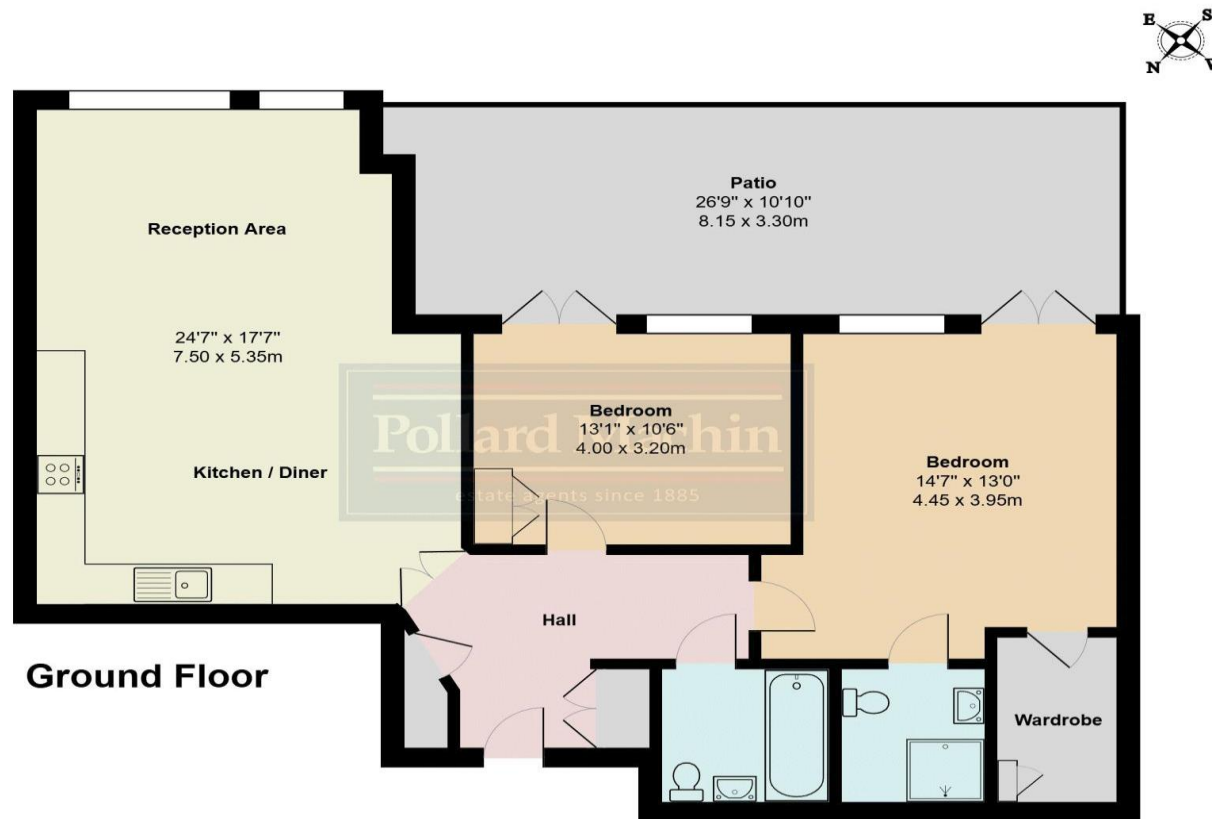
Accommodation

Communal Entrance Hall with lift service and video entry phone: Entrance Hall with store cupboard and light plus a further water tank store/utility cupboard: Impressive 24'7x17'7 Open Plan Living Room/Dining/Kitchen Area featuring granite work surfaces, hob with splash back, extractor hood, double oven, microwave, fridge/freezer and dishwasher plus pelmet and down lighting: Two Double Bedrooms incorporating a 14'7x13' master bedroom with walk in wardrobe and ensuite shower room: Family Bathroom: Double Glazing: Gas Central Heating: Allocated Parking with electric entrance gate: Communal Landscaped Gardens with bench seating and bike store.

Location

Located along Addington Road just beyond Harbledown Road being within reach of Sanderstead Village parade of shops and Waitrose, The Gruffy and village pond, Selsdon shopping centre, Sainsbury's, a choice of tennis, golf and cricket clubs, churches, libraries, bus services to Purley, Croydon and Warlingham.





Haven House, 57 Addington Road, South Croydon, CR2
Approx. Gross Internal Area 1023sq ft / 95.1sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

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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