



**14 Sanderstead Court, Addington Road, Sanderstead, Surrey, CR2 8RA**

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Addington Road  
Sanderstead  
Surrey CR2 8RA

£400,000

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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 F. Council Tax Band E.

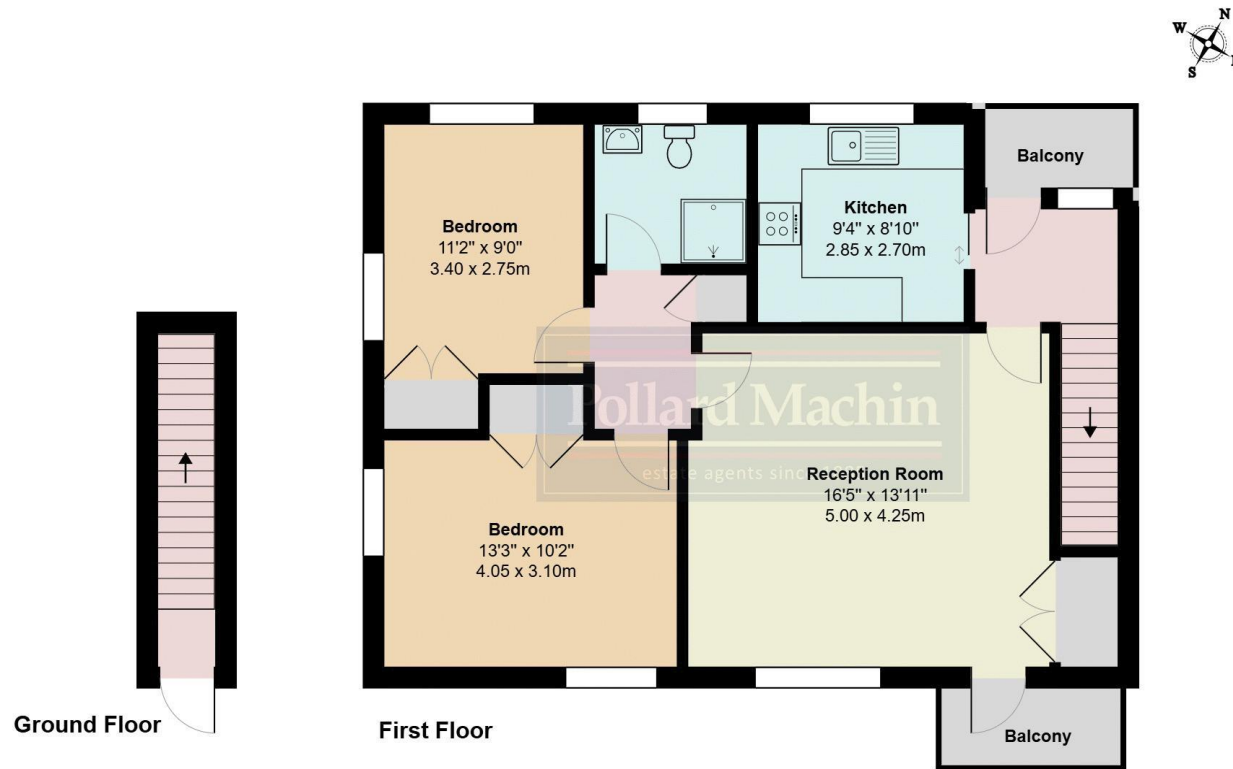
### Accommodation

Ground floor porch, hallway with balcony, living area with balcony, modern refitted kitchen with integral appliances, two double bedrooms with fitted wardrobes and modern shower room. Garage and Communal Gardens with fantastic views. Maintenance Charge £1200 - £1500 Per Annum: Lease Remaining 971 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, Selston, Warlingham and Purley.





**Sanderstead Court, Addington Road, South Croydon, CR2**  
**Approx. Gross Internal Area 824sq ft / 76.6sq 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, miss-statement or use of data shown.

Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	25 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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