



2 Yew Tree Court, 79 Limpsfield Road, Sanderstead, Surrey, CR2 9LB

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Sanderstead
Surrey CR2 9LB

£390,000

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Description

Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court is a beautifully presented two double bedroom, two bathroom ground floor apartment with generous sized lounge/dining room. The property forms part of a sought after McCarthy & Stone development built circa 2014 and features a lift, communal lounge, conservatory, well manicured gardens, kitchen, guest suite, electric buggy store and House Manager together with alert system. EPC Rating B. Council Tax Band D.

Offered to the market with no onward chain and occupying a convenient position in the block is this two bedroom ground floor flat. The main bedroom boasts an ensuite and there is an additional bathroom also. The annual service charge is £6446.76 with a ground rent of £595. The lease is 125 years from January 2014. The service charge includes all of the heating and hot water within the apartment, water rates, the 24-hour emergency call system and buildings insurance. Also included is all the upkeep and maintenance to the interior and exterior communal areas as well as the gardens and grounds. Age Restriction 60 (if a couple then only one needs to be of the age) Car Parking Spaces to rent.

Location

Yew Tree Court is located along the Limpsfield Road opposite Sanderstead Park by Waitrose and Sanderstead parade of shops being within reach of All Saints Church, The Gruffy and village pond, a choice of tennis, cricket and golf clubs, churches, walks in Kings Wood and recreation park and bus services to Warlingham, Croydon, Purley and Selston.





Ground Floor

Yew Tree Court, 79 Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 861.1 sq ft / 80sq 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 show.

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.

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