



25 Yew Tree Court, Limpsfield Road, Sanderstead, Surrey, CR2 9LB

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Sanderstead
Surrey CR2 9LB

£400,000

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A well presented two double bedroom, second floor retirement apartment for residents aged 60 plus, ideally located along Limpsfield Road in the heart of Sanderstead Village. Built by McCarthy & Stone, this thoughtfully designed apartment offers comfortable, secure and low-maintenance living within a friendly and well-managed development. EPC Rating C. Council Tax Band C.

Positioned towards the quieter side of the building, the apartment features a bright and spacious 15'9 x 14'11 reception room, perfect for relaxation and dining, with direct access to the fitted kitchen complete with integral appliances and ample storage. There are two generous sized double bedrooms, including a notably spacious principal bedroom, and a modern bathroom. A spacious hallway with a large storage cupboard completes the layout.

Residents enjoy superb communal facilities including a large residents' lounge, a beautifully maintained communal garden with patio areas and seating, and convenient mobility scooter charging points.

The development benefits from secure gated entry, an entry-phone system, an on site House Manager, lift access to all floors and a 24-hour emergency call system for complete peace of mind. Additional amenities include access to a guest suite for visiting family and friends subject to availability.

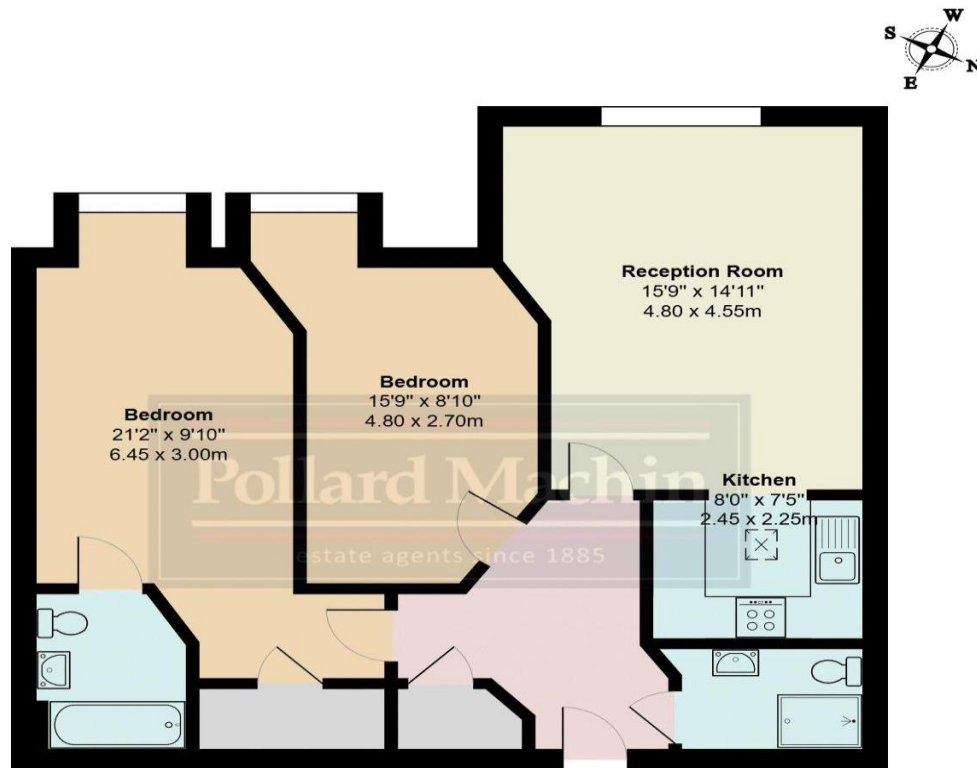
Located in the heart of the Sanderstead Village with its variety of shops, restaurants, coffee bars, hairdressers, Waitrose supermarket, the Gruffy and local churches makes this apartment exceptionally well placed. Excellent bus links serve Croydon, Warlingham, Purley and Selsdon and residents over 60 benefit from the borough's Freedom Pass.

Key Features

- Well-presented two-bedroom second-floor retirement flat
- Built by McCarthy & Stone
- Spacious reception room and fitted kitchen
- Two double bedrooms
- Modern bathroom and storage cupboard
- Lift access to all floors
- Communal lounge, gardens and mobility scooter charging points
- Guest suite and House Manager on site
- Secure gated development with entry phone system 24-hour emergency call system
- Excellent proximity to Sanderstead village amenities and transport

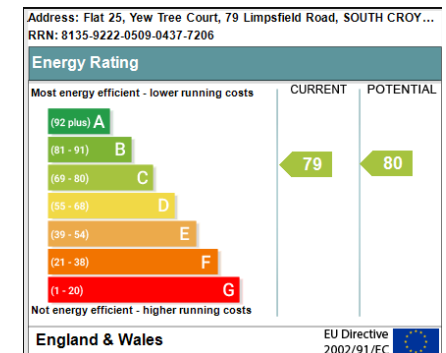
A warm, welcoming and secure home in a highly sought-after retirement community — early viewing is strongly recommended.





Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 818.1sq ft / 76sq 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



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Viewings Strictly by Appointment Only

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