

Pollard Machin

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£225,000

Description

Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court. A beautifully presented double bedroom top floor apartment with 21' lounge/dining room and walk on balcony to the rear 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 C.

Accommodation

Communal Entrance Hall with entry phone system and lift service together with stairs: Entrance Hall: 21'x10'7 Lounge/Dining Room with a Juliette Balcony: Kitchen with built in hob, extractor hood, oven, fridge/freezer and washing machine: 12'5x12'3 Double Bedroom with deep walk in Wardrobe: Spacious Tiled Wet Room: Deep Utility Store: Electric Wet Underfloor Central Heating System with individual room stats and cost included within the maintenance charge: Communal Gardens with extensive patio area and pergola: Electric Buggy Store: Guest Suite: Communal Lounge with Kitchen Area & Conservatory: House Manager (9am-2pm Mon-Fri): Emergency Alert System: 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 Selsdon.

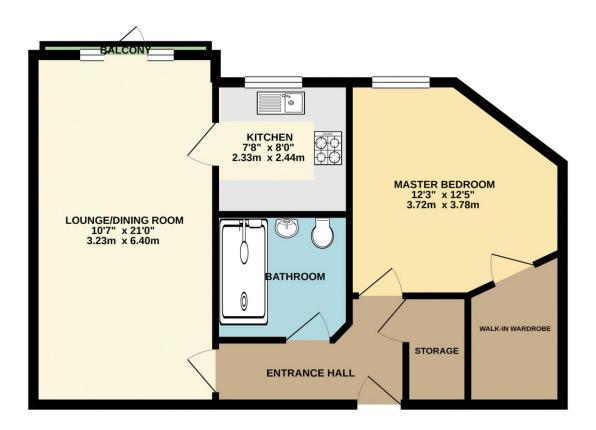


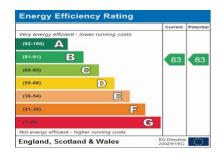






GROUND FLOOR 569 sq.ft. (52.9 sq.m.) approx.





TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.

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Viewings Strictly by Appointment Only

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