



Flat 21 Yew Tree Court, 79 Limpsfield Road, Sanderstead, Surrey, CR2 9LB

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Offers in the Region Of

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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Communal Lounge



Communal Conservatory



Viewings Strictly by Appointment Only

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