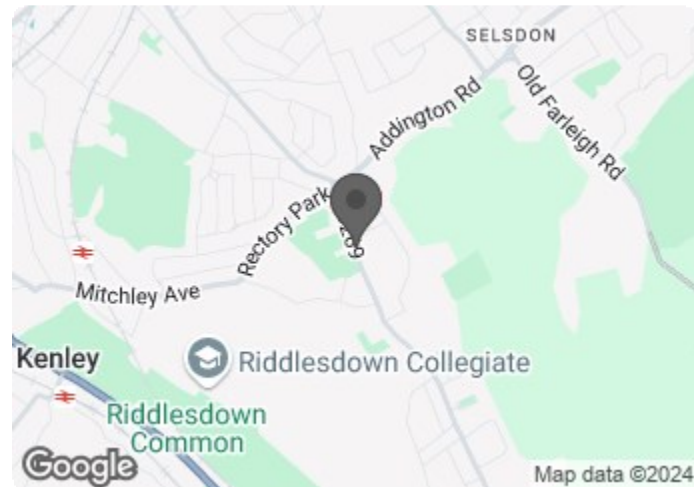


APPROX. GROSS INTERNAL FLOOR AREA 579 SQ FT / 54 SQM	Yew Tree
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/06/23
	photoplan

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## 13 Yew Tree Court

Limpsfield Road, South Croydon, CR2 9LB



**Asking price £275,000 Leasehold**

A beautifully presented and spacious first floor apartment comprising a large living/dining room giving access to a decked balcony to the rear of the development, modern fully fitted kitchen, a large double bedroom with a walk-in wardrobe and a fully tiled shower room.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Limpsfield Road, Sanderstead, South Croydon

## Summary

Yew Tree Court is conveniently located in the heart of Sanderstead Village with a Waitrose supermarket adjacent to the development. Apartment 13 is a beautifully presented double bedroom first floor apartment with a spacious living/dining room opening to a walk out balcony to the rear. The apartment forms part of a sought after McCarthy & Stone development constructed in 2014 and features a lift, communal lounge, conservatory, beautiful landscaped gardens, communal kitchen, guest suite for family or friends to enjoy, mobility scooter store with charging points. There is a House Manager to oversee the development during office hours and a 24 hour emergency call system.

## Entrance Hall

Front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## Living Room with Balcony

A spacious and very well presented living/dining room benefitting from a glazed patio door with windows to side opening onto a decked balcony large enough for a small table and chairs. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and a washer/dryer, tiled splash backs and under pelmet lighting.

## Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window.

## Shower Room

Fully tiled and fitted with suite comprising walk in level access thermostatically controlled shower with glass screen and grab rails. Low level WC, vanity unit with wash basin and mirror above. Wall mounted electric towel warmer.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

## 1 bed | £275,000

Service Charge: £4,297.87 per annum for financial year ending 30/09/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Leasehold 125 years from January 2014  
Ground Rent: £495 per annum  
Ground rent review date: January 2029

## Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

