

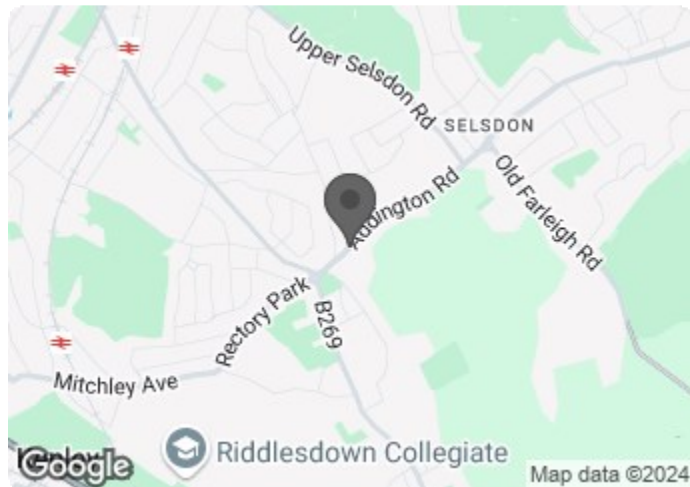
APPROX. GROSS INTERNAL FLOOR AREA 836 SQ FT / 78 SQM	Atwood House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 22/12/23 photoplan

Flat 26, Atwood House

2A Addington Road, South Croydon, CR2 8AX



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Asking price £475,000 Leasehold

\*\*\* EX SHOW APARTMENT - VIEWINGS HIGHLY RECOMMENDED \*\*\*

A superbly presented bright and spacious two bedroom, two shower room retirement apartment within this sought after modern development providing a secure and friendly environment.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Addington Road, South Croydon

2 bed | £475,000

## Summary

Located in Sanderstead, Atwood House is a luxury development boasting a mix of 30 one and two bedroom apartments, designed exclusively for the over 60s.

The development is only 14 miles from Central London and well serviced by trains and buses. Located next to All Saints Church and bordering the picturesque Selsdon Park Golf Club, homeowners are treated to a tranquil spot that's also within easy access of London and local amenities.

Atwood House has a stunning club lounge opening out to the beautiful landscaped gardens, providing the perfect place to sit back, relax and enjoy your retirement with friends old and new. There is a guest suite, complete with TV and tea and coffee making facilities, so you can invite friends and family to come and stay.

Atwood House is situated at the heart of the village and nearby amenities include both a Sainsburys and Waitrose supermarket, coffee shops, restaurants, an optician, chemist and dentist. Close by you can also find a Post Office, Bank and Hairdressers. The bustling town of Croydon can be easily reached by local buses and provides a wider selection of restaurants and shops, including the popular Centrale Shopping Centre. Nature-lovers will enjoy the array of beautiful parks and gardens on offer in Sanderstead, ideal for walking around on a sunny day. For those who enjoy golf, the development borders Selsdon Estate Golf Club, offering a welcome pass time for many retirees. Sanderstead Cricket Club is less than a quarter of a mile away and plays both over 60's and over 70s teams.

## Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Appello emergency response system is

situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

## Living Room

A beautifully presented spacious living room with double glazed windows. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening to a spacious and modern kitchen.

## Kitchen

Superb modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Stainless steel sink with mono lever tap and drainer. NEFF waist level electric oven, fitted microwave, ceramic hob with opaque glass splash back, stainless steel cooker hood, integral fridge freezer and under pelmet lighting.

## Bedroom One with en-suite shower room

A double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed windows with a westerly aspect and door to en-suite shower room.

## En-suite Shower Room

Tiled with slip resistant floor tiling, walk-in with level access thermostatically controlled shower with grab rails and glazed shower screen. Close coupled WC, Vanity unit with wash basin, heated towel rail, illuminated mirror and shaver socket. Emergency pull cord.

## Bedroom Two

Well proportioned second double bedroom with double glazed windows and a westerly aspect. Ceiling lights, TV and phone point.

## Shower Room

Tiled with slip resistant floor tiling, shower cubicle with sliding glazed door and grab rails. Close coupled WC, vanity unit fitted wash hand basin, illuminated mirror, heated towel rail, and shaver socket. Emergency pull cord.

## Service Charge (Breakdown)

Service Charge

- 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

Service charge: £5,094.31 per annum (for financial year end 31/03/2025). 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

999 year lease from June 2018

Ground Rent: £495 per annum

Ground Rent review date: June 2033

## Additional Information & Services

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

