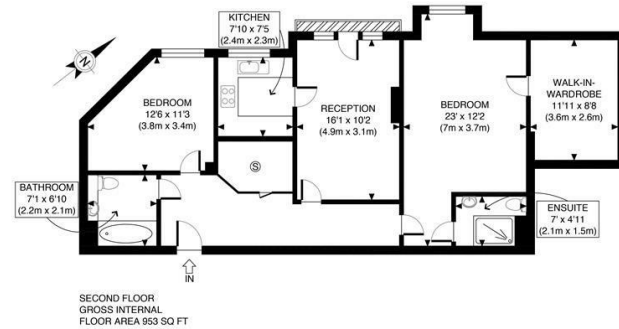


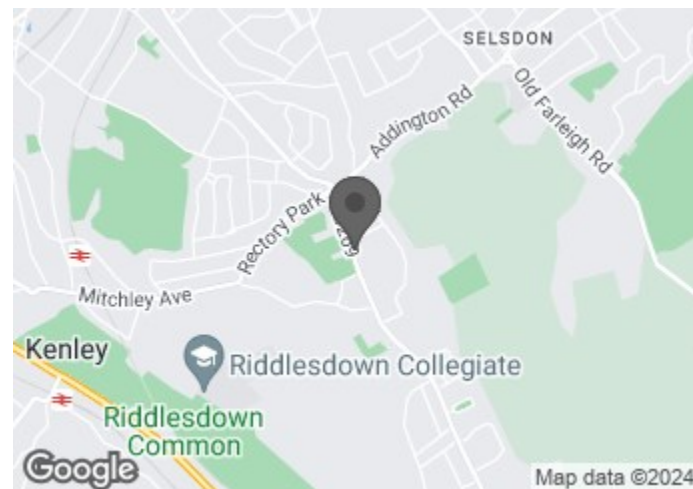
McCARTHY STONE RESALES

20 YEW TREE COURT 79 LIMPSFIELD ROAD, SOUTH CROYDON, CR2 9LB



APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SOM
 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.
 Yew Tree Court
 15/03/24
 photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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An extremely spacious second floor apartment comprising a large living/dining room, modern fully fitted kitchen, two large double bedrooms with the master bedroom having an exceptionally large walk-in wardrobe/dressing room and ensuite shower room and a second fully tiled bathroom.

ASKING PRICE £450,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

79 LIMPSFIELD ROAD, SANDERSTEAD, SOUTH CROYDON

2 BED | £450,000

SUMMARY

Yew Tree Court is conveniently located in the heart of Sanderstead Village with a Waitrose supermarket adjacent to the development. Apartment 20 is a beautifully presented second floor apartment with a spacious living/dining room, two double bedrooms, an exceptionally large walk-in wardrobe/dressing room and en-suite shower room to the master bedroom and a second separate bathroom. 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 emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the two double bedrooms, living room and bathroom.

LIVING ROOM

A spacious, bright and very well presented living/dining room enhanced by a glazed patio door opening to a juliet balcony with full length windows to either side providing an abundance of natural light. Feature fireplace with decorative electric fire. Ceiling lights, raised

power points. TV & telephone points. Part glazed door to 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 electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, washing machine, tiled splash backs and under pelmet lighting. Electronic opening window for ease of use.

BEDROOM ONE WITH WALK-IN WARDROBE AND EN-SUITE

A spacious double bedroom with an exceptionally large walk-in wardrobe/dressing room (12'x9') housing hanging rails and shelving, this could be an ideal space for alternative uses. Ceiling lights, TV and phone point, double glazed window. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled and fitted with suite comprising a level access thermostatically controlled shower with grab rails. WC, pedestal wash basin with chrome mono lever tap. Mirror. Light fitting, wall mounted electric towel heater, emergency pull cord and extractor fan.

BEDROOM TWO

A second double bedroom of excellent proportions. Raised electrical sockets, ceiling lights and double glazed windows.

BATHROOM

Fully tiled and fitted with suite comprising low level panel enclosed bath with mixer taps, grab rails and wall mounted thermostatically controlled shower. WC, vanity unit with wash basin fitted with chrome mono lever tap. Mirror with light fitting above incorporating a shaver socket, wall mounted electric heater, extractor fan and emergency pull cord.

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

Service Charge: £6,268.88 per annum for financial year ending 30/09/2024.

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: £595 per annum

Ground rent review date: January 2029

ADDITIONAL INFORMATION & SERVICES

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

