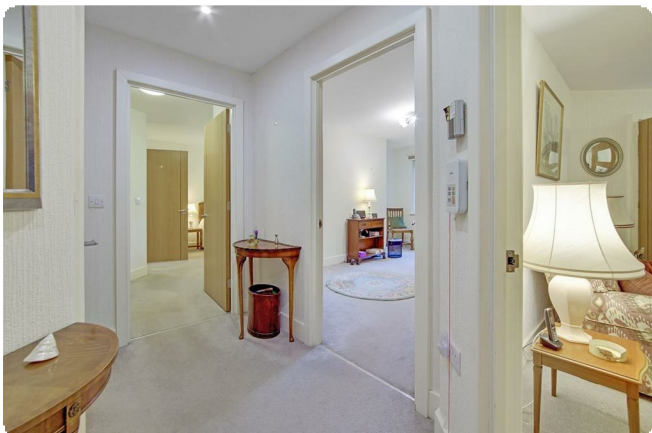
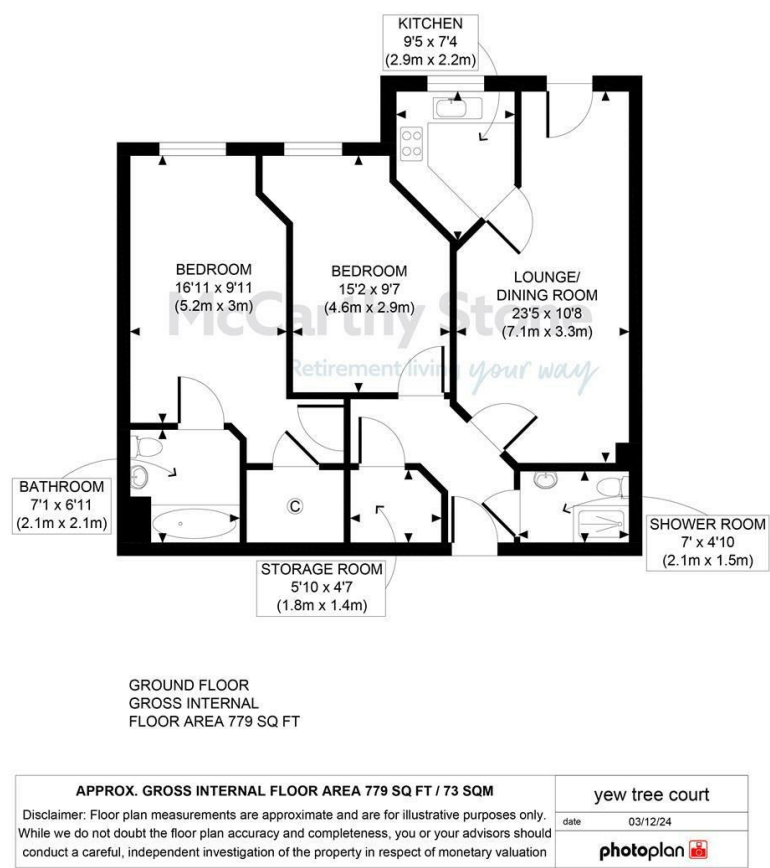


6 Yew Tree Court

79 Limpsfield Road, South Croydon, CR2 9LB



Asking price £400,000 Leasehold

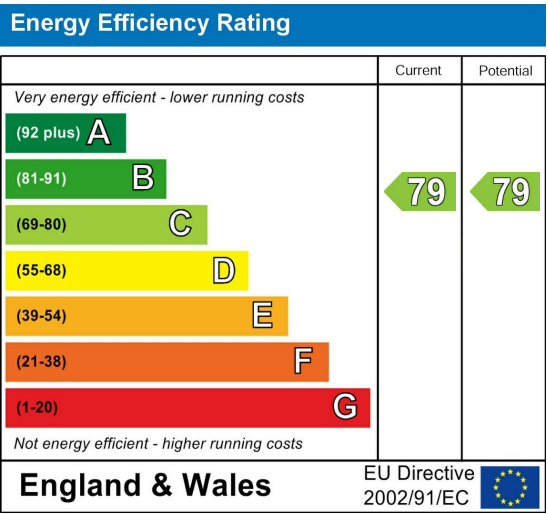
A bright and spacious ground floor apartment comprising a large living/dining room, modern fully fitted kitchen, two large double bedrooms with the master bedroom having an en-suite bathroom and a second fully tiled shower room.

The communal areas have a delightful lounge and conservatory opening to the beautifully manicured landscaped gardens with paved patios and seating.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: D



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# Limpsfield Road, South Croydon

## Summary

Yew Tree Court is conveniently located in the heart of Sanderstead Village with a Waitrose supermarket adjacent to the development.

Apartment 6 is a beautifully presented ground floor apartment with a spacious living/dining room, two double bedrooms, a large walk-in wardrobe and en-suite bathroom to the master bedroom and a second separate shower room.

The apartment is located in an enviable position being close to the shoppers' entrance and the communal facilities.

The apartment forms part of a much 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.

The cost for heating and hot water in all apartments at Yew Tree Court is covered by the Service Charge.

## 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 shower room.



## Living Room opening onto a covered Patio

A spacious, bright and very well presented living/dining room enhanced by a glazed patio door with window to side opening to a covered patio area. 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, integrated washing machine, tiled splash backs and under pelmet lighting. Electronic opening window for ease of use.

## Bedroom One with en-suite bathroom

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

## En-suite Bathroom

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

## Bedroom Two

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

## Shower Room

Fully tiled and fitted with suite comprising a level access thermostatically controlled shower with grab rails and



# 2 bed | £400,000

glass screen. WC, pedestal wash basin with chrome mono lever tap. Mirror. Light fitting, wall mounted electric towel heater, emergency pull cord and extractor fan.

## 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.

## 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
- Heating and Hot Water within the apartments
- Includes cleaning of outside of Apartment windows

Service Charge: £6,446.81 per annum for financial year ending 30/09/2025.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

