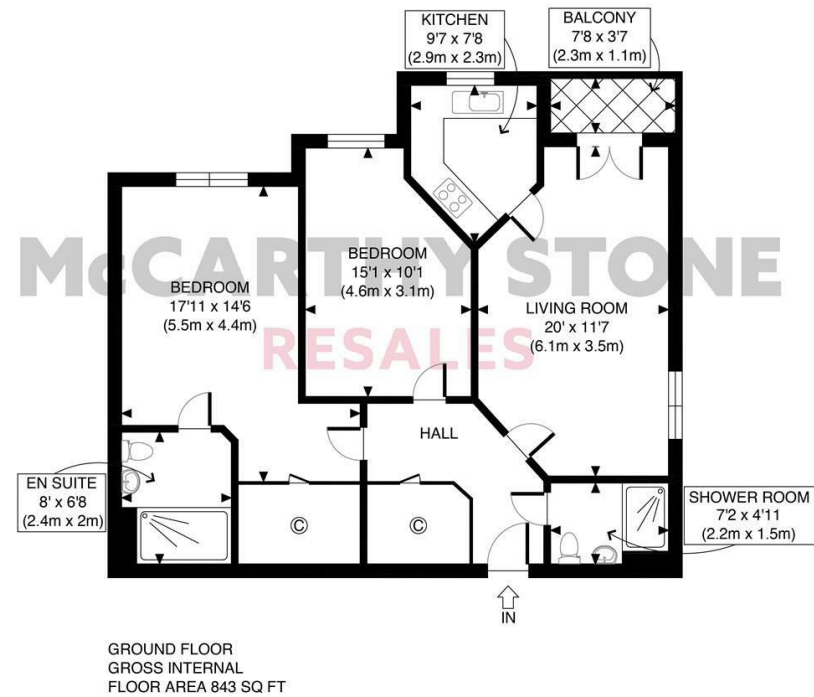


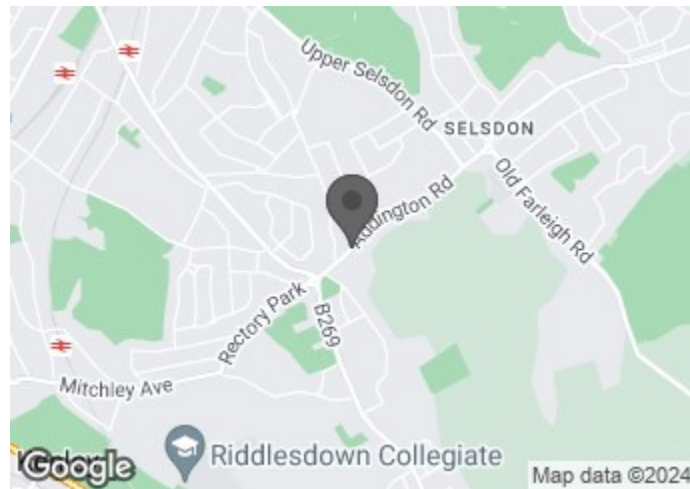
McCARTHY STONE RESALES

9 ATWOOD HOUSE ADDINGTON ROAD, SOUTH CROYDON, CR2 8AX



APPROX. GROSS INTERNAL FLOOR AREA 843 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: 10/06/23 photoplan

COUNCIL TAX BAND: E



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



A bright and spacious two bedroom retirement apartment with a balcony overlooking the communal grounds.

*** This apartment also benefits from having its own allocated car parking space. ***

ASKING PRICE £425,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

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ADDINGTON ROAD, SANDERSTEAD, SOUTH CROYDON

ATWOOD HOUSE 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 pull cord 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 and emergency pull cord located in the hall. Doors lead to the two bedrooms, living room and shower room.

LIVING ROOM

A beautifully presented living room with double glazed doors that lead to a balcony. 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 a range of low and eye level units and drawers with co-ordinated work surfaces. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted microwave, ceramic hob, cooker hood and integral fridge freezer and under pelmet lighting. The kitchen also benefits from light tunnel providing natural daylight into this spacious area.

BEDROOM ONE WITH EN-SUITE

A double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, 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 shower and grab rails. WC and Vanity unit with sink, heated towel rail, illuminated mirror and shaver socket. Emergency pull cord.



2 BED | £425,000

BEDROOM TWO

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

SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower and grab rails. WC and pedestal wash hand basin, 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: £5,094.47 per annum (for financial year ending 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, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

999 year lease from 01/06/2018
Ground Rent £495 per annum
Ground Rent review: Jun-33

CAR PARKING

This apartment has its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

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

