

2 Bedroom Retirement Property

Addington Road, Sanderstead, CR2 8AX

£400,000



- No Onward Chain
- Two double bedrooms with master en-suite
- Allocated parking
- Communal garden & lounge
- Camera Entry System & Lift to all floors
- ** Retirement Apartment **
- Walk In Wardrobe
- Guest suite for family or friends
- 24 hour emergency call system
- House Manager



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Hannah James Estates are proud to present this beautifully presented two double bedroom second floor apartment with no onward chain. Providing a secure and friendly environment for all residents and designed exclusively for the over 60s. Conveniently situated within a short level walk of Sanderstead Village and amenities.

A beautifully presented two double bedroom second floor apartment comprising of a spacious open plan living room / kitchen diner with fitted appliances include Neff oven with fold away door, Neff induction hob, Neff microwave and fridge/freezer. Furthermore there is a master bedroom with and en-suite shower room and walk in wardrobe, further double bedroom and bathroom.

About Atwood House:

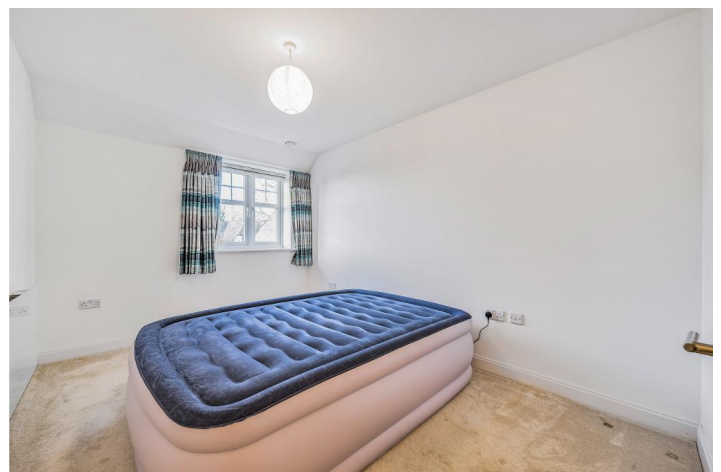
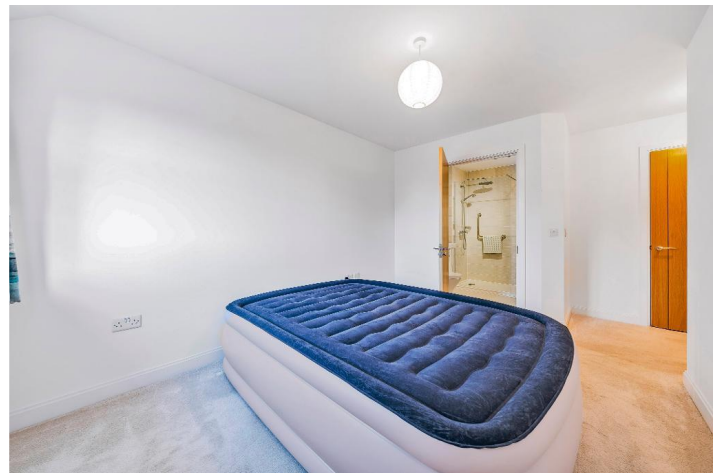
- Short level walk to Sanderstead Village & amenities.
- Bus stop just outside.
- Dedicated house manager.
- Exquisite landscaped gardens.
- Stunning communal club lounge & kitchen.
- Guest Suite available for family and friends for a small fee.
- Mobility scooter store.
- 10 Year NHBC warranty.
- Intruder alarm.
- 24-hour emergency call system.
- Camera Entry System.
- Lift to all floors.
- Wheelchair access.
- Fire detection.
- Allocated parking.
- Double glazing.
- EPC rating B.
- Parking space being sold with the property.
- Ground Rent £495
- Annual Service Charge £4435
- 990 year lease
- Ctax band E

Location

Sanderstead village itself has a wide variety of shops including popular restaurants, a Post Office, a Costa Coffee, dry cleaners, barbers, hairdressers, opticians, and a Waitrose supermarket, Sanderstead recreation ground, The Gruffy and village pond, together with tennis, cricket, bowls and golf clubs all nearby.

The area qualifies for the London Freedom Pass so the ease of getting to the station makes that all the better. The 403 and 412 bus stops are a short walk away, with frequent buses running to Warlingham, Purley, Selsdon, and Croydon town centre.

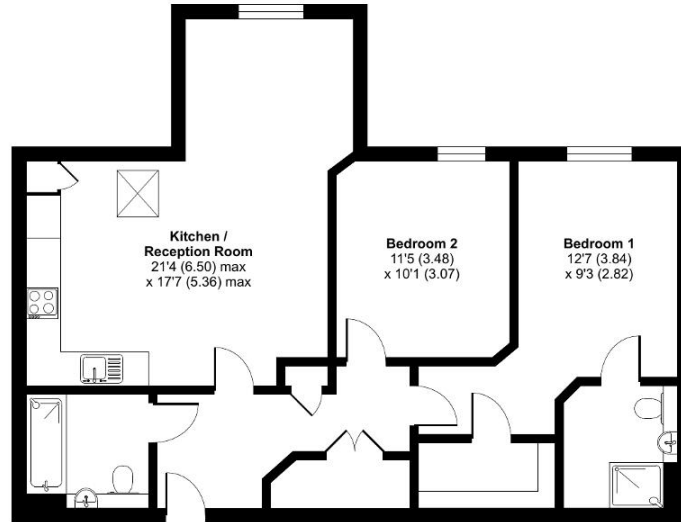
Sanderstead and Purley Oaks train stations offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and the coast..





Addington Road, South Croydon, CR2

Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hannah James Estates. REF: 1091056

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.