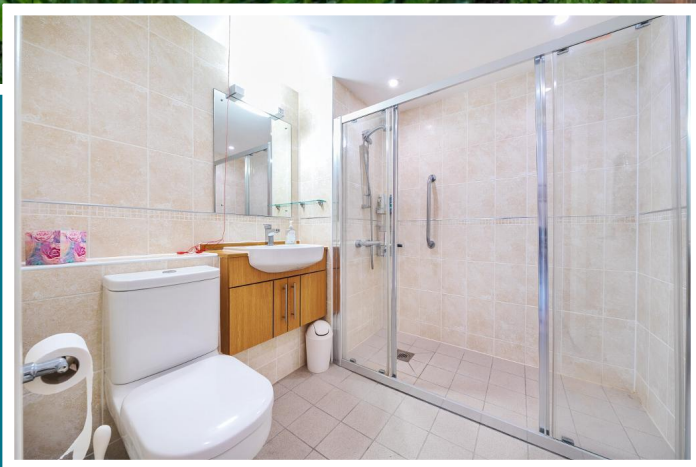
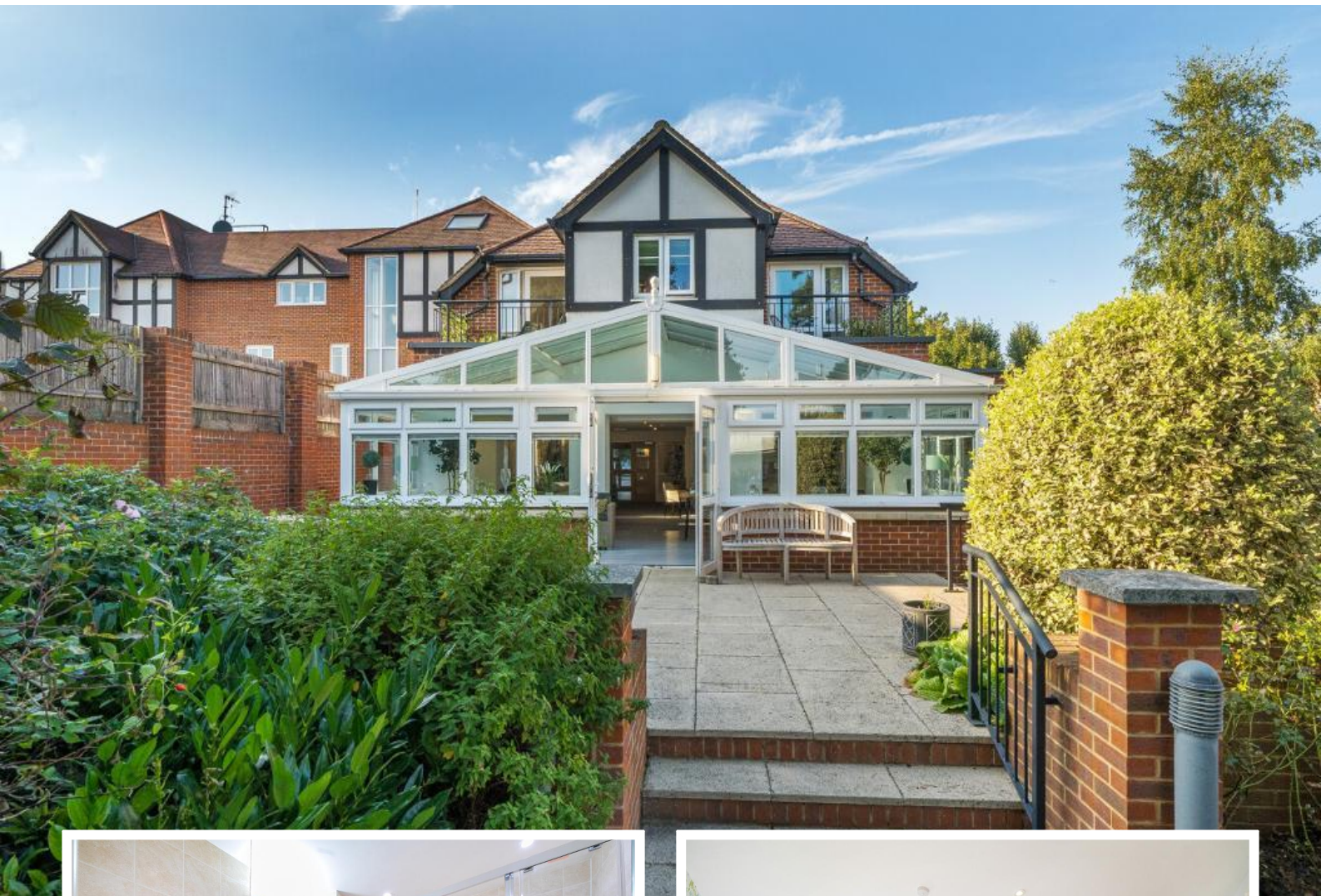


2 Bedroom Retirement Property

Limpsfield Road, Sanderstead, CR2 9LB

£400,000



- No Onward Chain
- Two double bedrooms with master en-suite
- Parking
- 24 hour emergency call system
- House manager

- Retirement Apartment
- Walk In Wardrobe
- Communal garden & lounge
- Lift
- Close to amenities & Transport Links



2 Bedroom Retirement Property

£400,000

Limpsfield Road, Sanderstead, CR2 9LB

No onward chain.

Hannah James Estates are delighted to offer this large two double bedroom second floor apartment in the heart of Sanderstead. This charming retirement home is very well presented throughout and benefits from being in the heart of Sanderstead close to Waitrose, local shops, restaurants, park land, and bus routes to Croydon and neighbouring towns. This property is beautifully presented throughout and consists of entrance hall, large open planned lounge/kitchen, walk in storage cupboard, main bedroom with walk in wardrobe, en-suite bathroom, second bedroom and a shower room. Two bedroom properties in Yew Tree Court come on the market less frequently and offer great flexibility to accommodate guests and carers.

Built by McCarthy & Stone in 2014, the property features double glazing and ample inbuilt storage, whilst the block itself provides additional services including access to the guest suite, communal lift, 24 hour emergency call system, house manager, landscaped communal gardens with attractive patio/seating areas, parking and scooter store with charge points. The large communal lounge is a lovely space and opens out onto the gardens which makes this enjoyable space. The lounge is enjoyed by all residents for get together's and social events on a regular basis and residents are able to book the lounge for parties.

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.

Please visit our web page for more information on the area:
HannahJamesEstates.com/About-Sanderstead

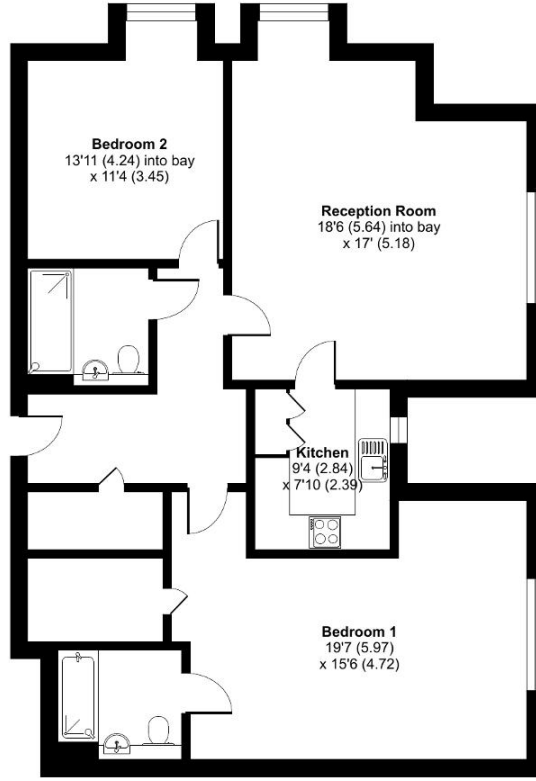






Yew Tree Court, Limpsfield Road, South Croydon, CR2

Approximate Area = 1100 sq ft / 102.2 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: 1191316

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
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.