

2 Bedroom Retirement Property

Addington Road, Sanderstead, CR2 8AX

£350,000



- No Onward Chain
- Two double bedrooms with master en-suite
- Allocated parking
- Communal garden & lounge
- Camera Entry System & Lift to all floors
- Council Tax Band: E
- Lease Years: 992

- Ground floor
- Walk in Wardrobe
- Guest suite for family or friends
- 24 hour emergency call system
- EPC rating B
- Ground Rent: £495.00
- Service Charge: £5239.68



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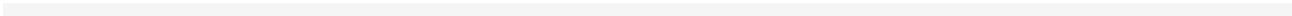
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Hannah James Estates are proud to bring to the market this beautifully presented, ground floor apartment, with two double bedrooms and with no onward chain. Atwood House is conveniently situated within a short, level, walk of Sanderstead Village and amenities and provides a secure and friendly environment for all residents and is designed exclusively for the over 60s.

The apartment is comprised of a spacious open plan living room / kitchen / diner with fitted appliances include a Neff oven with useful fold away door, a Neff induction hob, Neff microwave and a fridge/freezer. The master bedroom includes an en-suite shower room and walk-in wardrobe. There is a further double bedroom and bathroom. The apartment benefits from its own parking space.

About Atwood House:

- Short level walk to Sanderstead Village & amenities.
- Bus stop just outside.
- Dedicated House Manager.
- Beautiful landscaped gardens.
- Smart 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 sensors.
- Allocated parking.
- Double glazing with reflective privacy coating.
- EPC rating B.
- Ground Rent £495
- Annual Service Charge £5239.68
- 992 year lease
- Council tax band E



Location

Sanderstead Village itself has a wide variety of amenities including popular restaurants, a Post Office, a Costa Coffee, dry cleaners, barbers, hairdressers, opticians, and a Waitrose supermarket. Sanderstead Recreation ground, The Gruffy, the Village Pond, and Clubs offering tennis, cricket, bowls and golf are all nearby.

The area qualifies for the London Freedom Pass, making getting around both cheaper and easier for residents. 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 just 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and the South Coast.

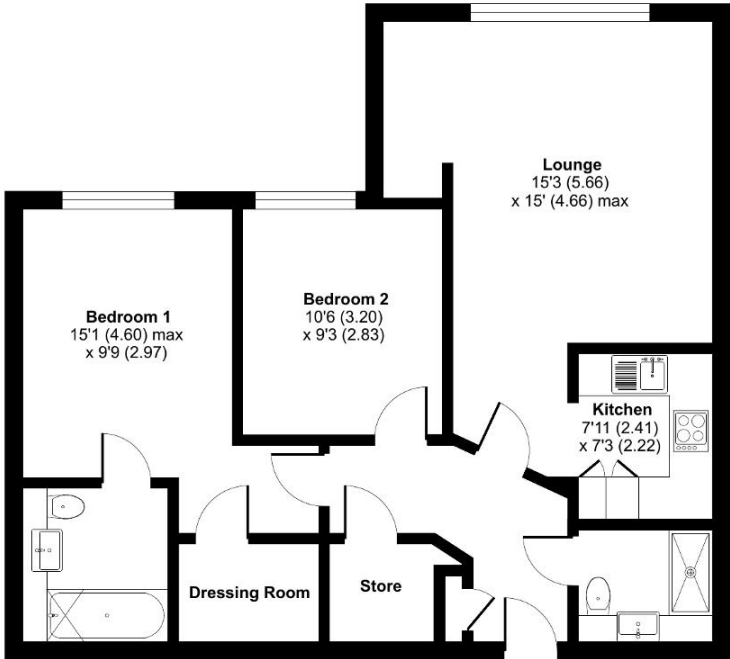






Addington Road, South Croydon, CR2

Approximate Area = 779 sq ft / 72.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hannah James Estates. REF: 1285454

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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