

1 Bedroom Retirement Property

Limpsfield Road, Sanderstead, CR2 9LB

£245,000



- No Onward Chain
- Balcony overlooking park
- Close to Amenities & Transport Links
- Newly decorated and re-carpeted
- Lift and House Manager
- Council Tax Band: C
- Lease Years: 114

- 1 Bedroom Retirement Apartment
- Walk-in Wardrobe
- Communal Garden & Lounge
- 24 hour emergency call system
- EPC Rating B
- Ground Rent: £495.00
- Service Charge: £4297.87



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Hannah James Estates are delighted to offer this large, one double bedroom, first floor apartment with a private balcony with views of the park, located in the heart of Sanderstead. This charming retirement home is very well presented throughout and benefits from being close to Waitrose, local shops, restaurants, Sanderstead Recreation Ground and bus routes to Croydon and neighbouring towns.

This property is beautifully presented throughout and consists of a large living area, contemporary kitchen, double bedroom with walk-in wardrobe, spacious shower room, electric underfloor Central Heating System with individual room stats and cost included within the maintenance charge. Yew Tree Court offer great flexibility to accommodate guests and carers.

Built by McCarthy & Stone in 2014, the property features double glazing, private balcony 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, 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. Yew Tree is available for the 60's and over. If you are a couple then only one of you needs to be 60 and over. Car Parking Spaces are available to rent if needed.

Annual ground rent: £495.00

Annual service charge: £4297.87

Tenure unexpired years: 114

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.

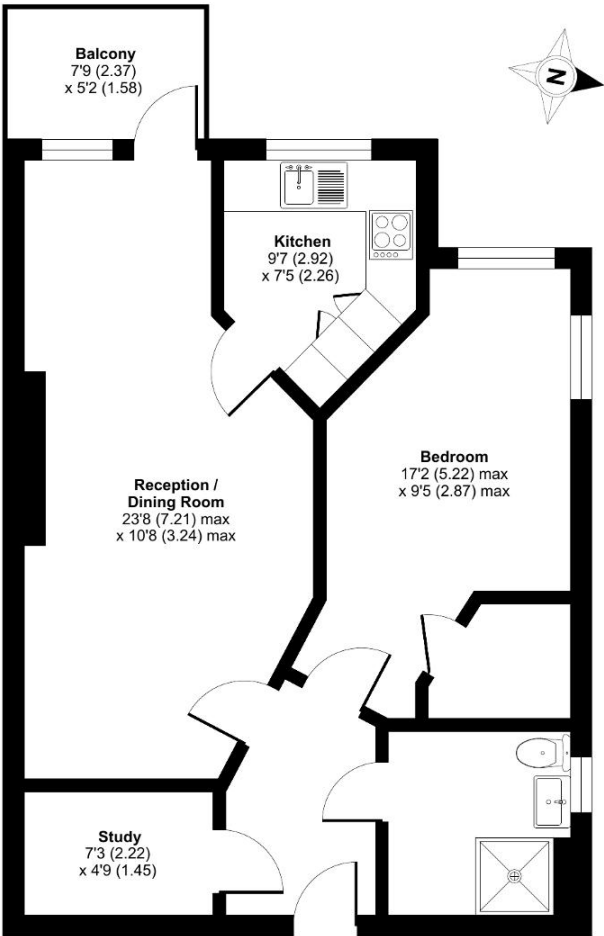






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Approximate Area = 588 sq ft / 54.6 sq m
For identification only - Not to scale



FIRST 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: 1288642

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		

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.