



RAYNERS
TOWN & COUNTRY

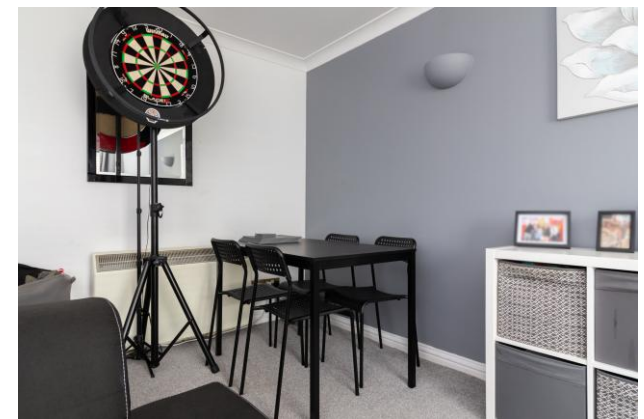
FLAT 1, PHOENIX HOUSE, 133 LIMPSFIELD ROAD
SOUTH CROYDON, SURREY, CR2 9LG

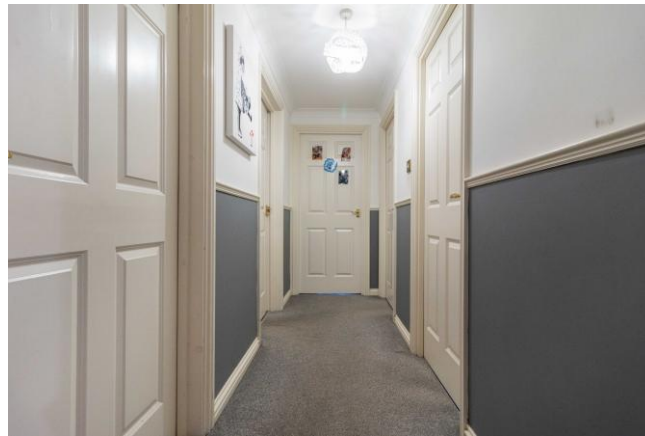
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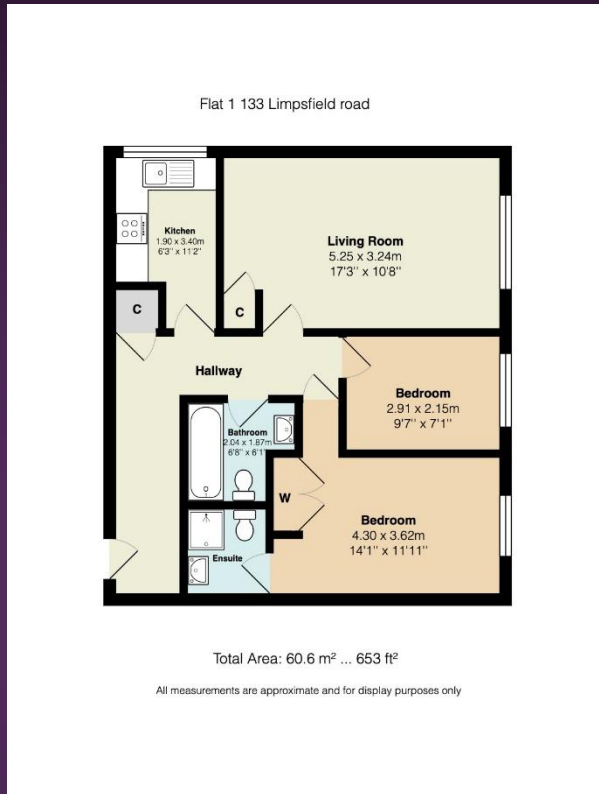
OFFERS IN EXCESS OF £280,000

Located just a short walk from the heart of Sanderstead Village, this well-presented ground floor flat offers generous living space and a highly convenient lifestyle. The property features a bright and airy 16ft lounge/diner, providing plenty of room for both relaxing and entertaining. The separate fitted kitchen is well-equipped with ample storage and worktop space, ideal for everyday living.

There are two good-sized double bedrooms, with the master benefiting from its own en-suite shower room. A modern family bathroom serves the rest of the property. The flat also includes an allocated parking space and is situated within a well-maintained development with tidy communal areas and gardens. Perfectly positioned for local shops, cafes, and excellent transport links, including nearby Sanderstead Station with direct routes into central London, this flat is ideal for first-time buyers, downsizers, or investors looking for a quality home in a sought-after location. There is also an allocated parking space and visitor parking.







Tenure: Leasehold
Service Charge: Approx £1968
Per annum
Ground rent: £230 per year
Lease Length: 120 years from 1999
approx. 94 years remaining

Local Authority: Croydon Council
Council Tax Band: D
EPC Rating: C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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