



EST 1973  
**Paul Meakin** Guide Price £275,000 Limpfield Road, South Croydon, CR2 9LB  
 ESTATE AGENTS

Paul Meakin are delighted to market this spacious and exceptionally well presented one bedroom first floor retirement apartment located in the centre of Sanderstead Village.

Featuring a large living room with balcony, modern fitted kitchen with integral appliances, master bedroom with walk in wardrobe and wet room.

This modern retirement "McCarthy & Stone" development is exclusively for the over 60's and features a large club lounge with communal landscaped gardens and seating area. A house manager is on hand as well as a 24 hour emergency call system, further benefits include a guest suite bedroom and allocated parking (subject to request/availability)

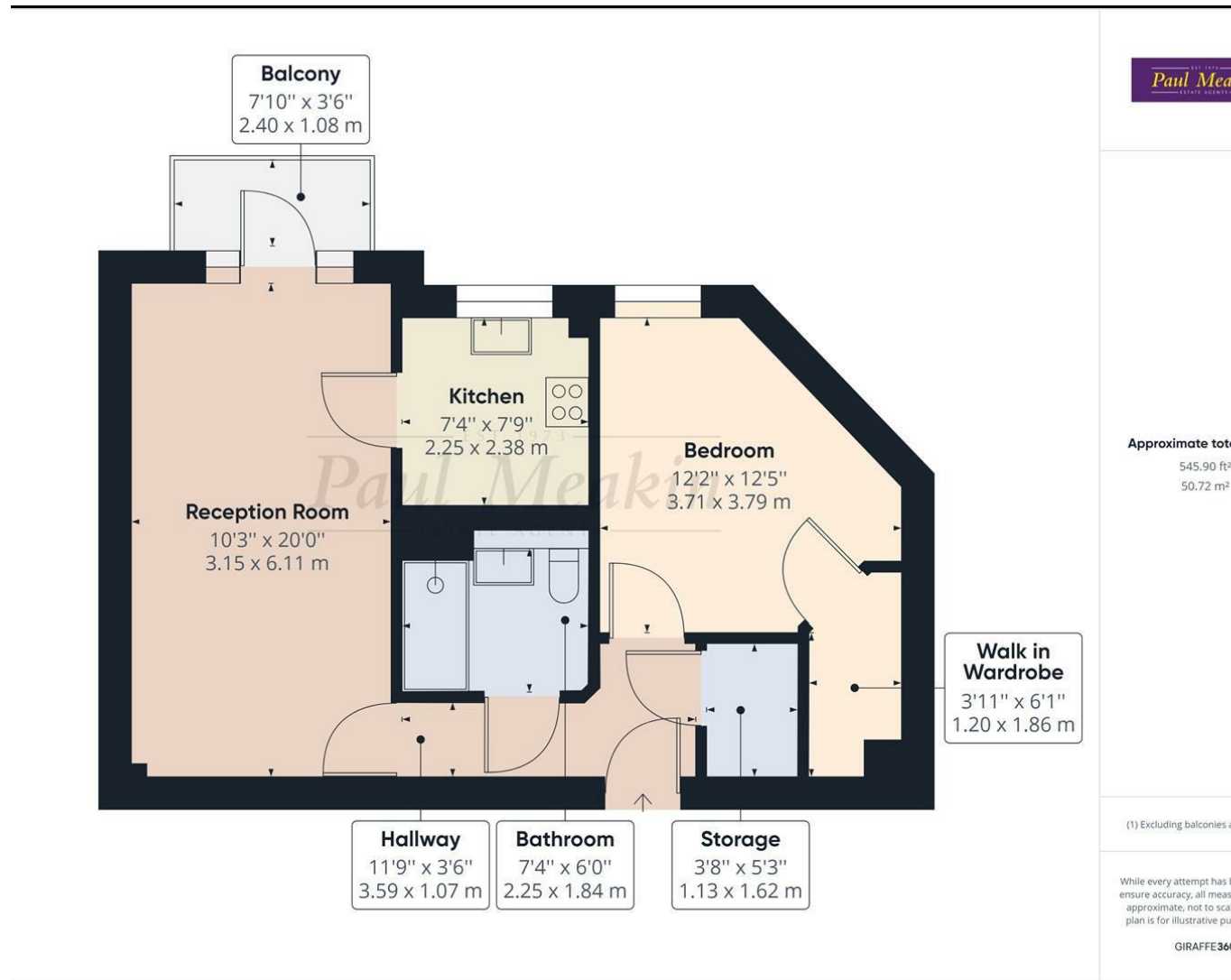
epc rating B

Croydon Council tax band C

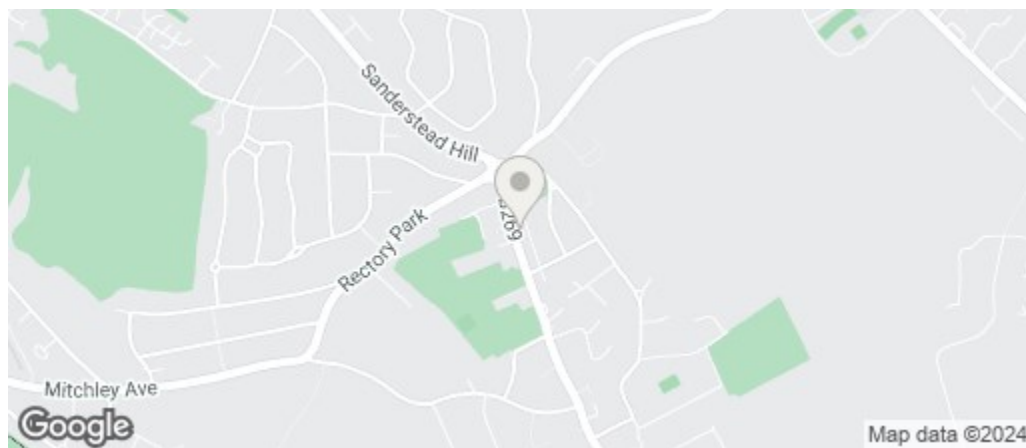
Tenure: Leasehold

Annual service charge: £3235.56

Annual ground rent: £500



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 85                      | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- One Bedroom First Floor Apartment
- Exclusively For Over 60's
- McCarthy & Stone Development
- Built in 2014
- Central Village Location
- Guest Suite Bedroom
- Communal Club Lounge and Sun Room
- Landscaped Gardens with Seating Areas
- Another Property Entrusted to Paul Meakin

Hallway

Reception room  
20 x 10'3 (6.10m x 3.12m)

Balcony  
7'10 x 3'6 (2.39m x 1.07m)

Kitchen  
7'4 x 7'9 (2.24m x 2.36m)

Master bedroom  
12'2" x 12'4" (3.71m x 3.78m)

Walk in wardrobe  
3'11 x 6'1 (1.19m x 1.85m)

Wet room  
7'4 x 6'0 (2.24m x 1.83m)

Communal Living area

Communal gardens

Vendor has advised:  
Tenure: Leasehold Council tax band C

