

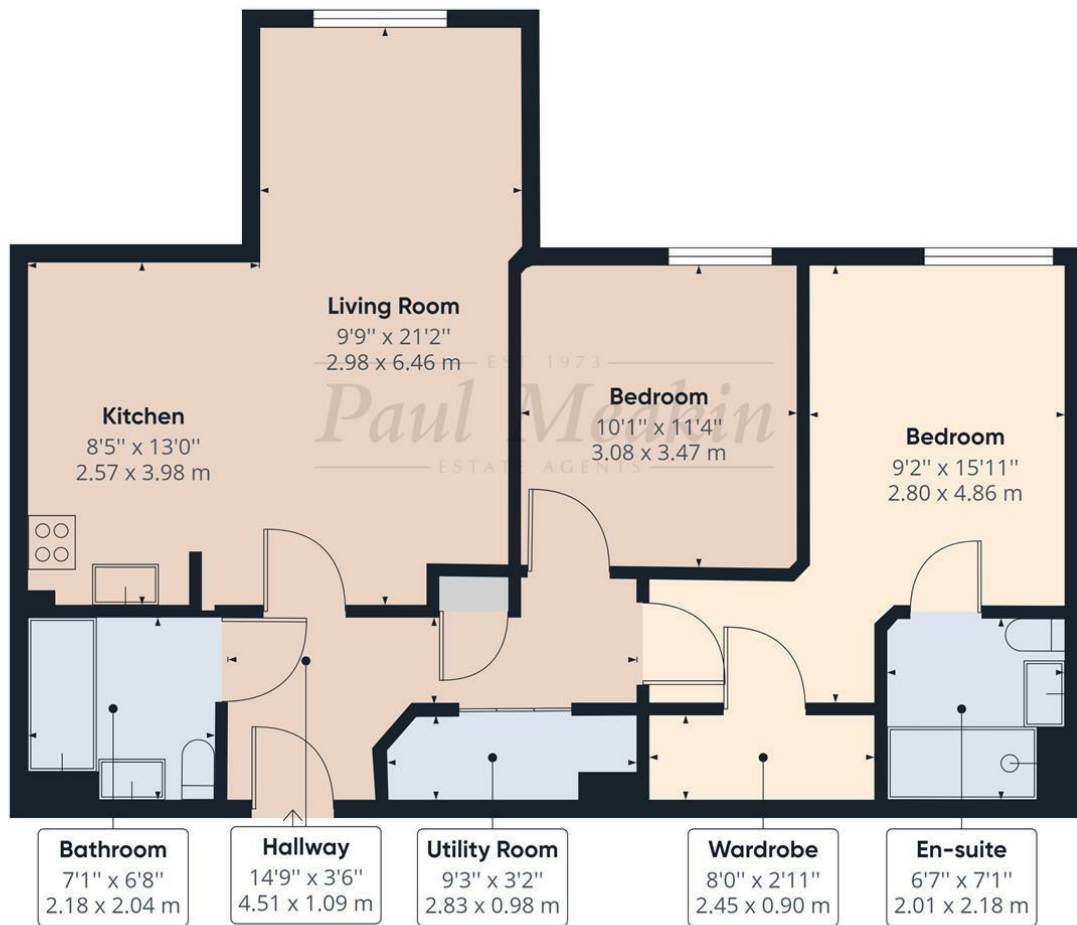


EST 1973  
**Paul Meakin** Offers In Excess Of £400,000 Addington Road, South Croydon, CR2  
 ESTATE AGENTS 8AX

A stunning top floor apartment conveniently situated within walking distance of Sanderstead Village and all the amenities it has to offer. Comprising of a spacious open plan living room / kitchen diner, utility cupboard, master bedroom with en-suite shower room and walk in wardrobe, further double bedroom and bathroom. Externally there are landscaped communal gardens and allocated parking. The property was built in 2018 and benefits from a lift and having the remainder of a 10 Year NHBC warranty.

Atwood House is located in Sanderstead off the Addington Road within easy reach of Sanderstead Village Parade of Shops, Waitrose, Costa Coffee, church, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley.

epc rating B  
 Croydon Council Tax Band E  
 Tenure: Leasehold - 990 years remaining  
 Ground Rent: £247.50 1/2 yearly  
 Service Charge: £412.48 per month



Approximate total area<sup>(1)</sup>  
 790.53 ft<sup>2</sup>  
 73.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	

- Luxury Development
- Stunning top floor apartment
- Far reaching views
- Walk In Wardrobe
- Viewing advised
- Retirement Living
- Two double bedrooms
- Dedicated House Manager
- 24 Hour Emergency Call System

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





Hallway  
14'9 x 3'6

Open Plan Living Space  
21'2 X 9'9  
A stylish large open plan living / dining / kitchen enjoying far reaching views to the front.

Kitchen Area  
13' x 8'5  
Fully fitted Kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob, cooker hood, under pelmet lighting and sky light.

Bedroom One  
15'11 x 9'2  
A bright and airy double bedroom with walk in wardrobe and en-suite.

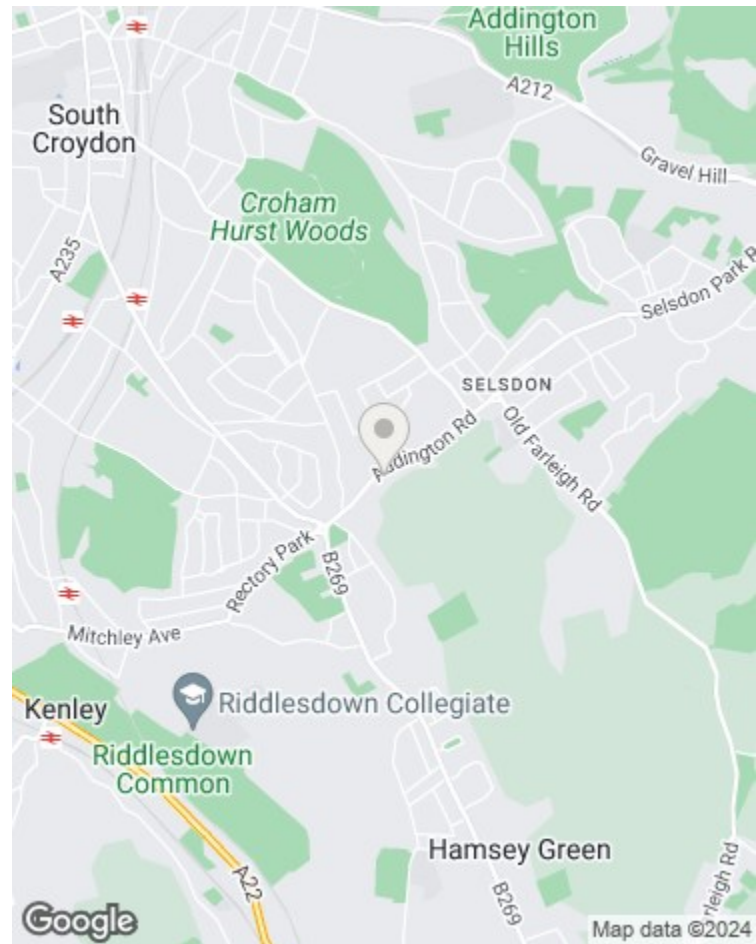
En-suite  
7'1 x 6'7  
A modern shower room, comprising of large walk in shower, basin with vanity unit below and w.c.

Bedroom Two  
14'4 x 10'1  
A good sized double bedroom.

Bathroom  
7'1 x 6'8  
A contemporary bathroom comprising of bath with shower over, basin with storage below and w.c.

One Allocated Parking Space

Additional information



Additional information  
Atwood House is a luxury development designed exclusively for the over 65's. The apartments are beautifully designed with double glazing, insulation and panel heating throughout making them energy efficient. There is also the peace of mind from a door entry system and a 24 hour emergency call system. Residence enjoy the use of the landscaped gardens as well as a stunning club lounge. There is a Guest Suite available for family and friends for a small fee.

Lease  
999 years from 2018  
Service charge- £412.48 per month  
Ground rent £247.50 per half annum

