



Floor 2



Approximate total area⁽¹⁾
 536.89 ft²
 49.88 m²

⁽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



£300,000 Limpsfield Road, South Croydon, CR2 9LB

- Retirement apartment
- Private balcony
- Double bedroom with walk in wardrobe
- Communal lounge and gardens
- Village location
- Spacious living area
- Fully integrated kitchen
- Contemporary shower room
- Lift
- Another property entrusted to Paul Meakin Estate Agents

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A		84	84
(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	

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



A well presented one bedroom retirement apartment situated in the heart of Sanderstead Village. Internally the property boasts a large living area, integrated modern kitchen, double bedroom with walk in wardrobe, spacious shower room and additional storage cupboard. Externally the property has a private balcony with views of the park, communal lounge with kitchenette and a well maintained two tier garden within the grounds.

EPC rating B
 Croydon Council tax band C
 Tenure: Leasehold
 116 Years Remaining on the lease
 Annual service charge: Circa £3235.00
 Annual ground rent: £500

Entrance Hall

7'1" x 6'3" (2.17 x 1.93)



Living Room

21'9" x 11'0" (6.64 x 3.37)



Kitchen

5'11" x 7'4" (1.81 x 2.24)



Bedroom

12'4" x 9'5" (3.78 x 2.89)



Walk in Wardrobe

4'5" x 5'7" (1.35 x 1.71)

Bathroom

7'1" x 6'9" (2.16 x 2.08)



Storage

4'7" x 6'5" (1.42 x 1.96)

