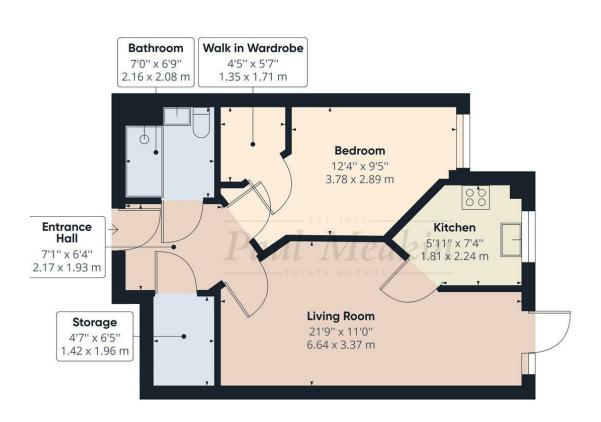
Paul Meakin



Paul Meakin

536.89 ft²

Private balcony

• Double bedroom with walk in wardrobe

Communal lounge and gardens

Paul Meakin

• Retirement apartment

Village location

• Spacious living area

• Fully integrated kitchen

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

• Contemporary shower room

• Lift

• Another property entrusted to Paul Meakin Estate Agents

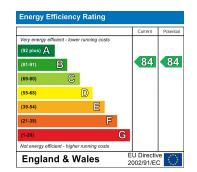




A well presented one bedroom retirement apartment situated in the heart of Sanderstead Village. Internally the property boasts a large living area, integrated modern kitchen, double bedroom with walk in wardrobe, spacious shower room and additional storage cupboard. Externally the property has a private 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



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

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)

