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Limpsfield Road | | Sanderstead | CR2 9LB

Guide Price £220,000

Pollard Machin

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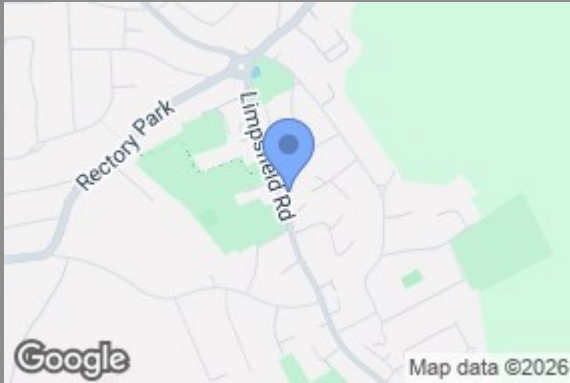
Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court. A beautifully presented one bedroom top floor apartment with impressive 31' lounge/kitchen and 19'8 master bedroom. The property forms part of a sought after McCarthy & Stone development built circa 2014 and features a lift, communal lounge, conservatory, well manicured gardens, kitchen, guest suite, electric buggy store and House Manager together with alert system. Council Tax Band C. EPC Rating C. No Onward Chain. 125 years from January 2014. Ground Rent £495 per annum. Service Charge £4,179.25 yearly.

Communal Entrance Hall with entry phone system and lift service together with stairs: Entrance Hall: 31'

- No Onward Chain
- McCarthy Stone Development
- Electric Buggy Store/Charging Point
- Security Entry Phone System
- 31' Lounge/Kitchen
- 1 Bedroom Top Floor Apartment
- Sanderstead Village Location
- Communal Seating/Entertainment Area
- Parking Option for rent if available
- 19'8 Master Bedroom







GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band C EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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