

1 Bedroom Retirement Property

Limpsfield Road, Croydon, CR2 9LB

Offers Over

£200,000



- *Guide Price £230,000* No Onward Chain
- Balcony overlooking park
- Heating & Hot Water inc.in Svc/Charge
- 24 hour emergency call system
- Council Tax Band: C
- Lease Years: 114

- 1 Double Bedroom Retirement Apartment
- Walk-in Wardrobe
- Newly decorated and re-carpeted
- Lift and House Manager
- Ground Rent: £495.00
- Service Charge: £4297.87



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Property Description - Yew Tree Court, Sanderstead Village

Set within the highly regarded Yew Tree Court, this delightful and spacious one double bedroom apartment with its own private balcony providing views of Sanderstead recreation ground (pictured here) offers a wonderful opportunity to enjoy later life living in a fine example of McCarthy & Stone's renowned build quality and thoughtful design.

Located on the secure first floor, the apartment is easily accessed via a passenger lift, providing both convenience and peace of mind. The flat itself is well proportioned, bright and comfortable, designed with practicality and ease of living in mind, ideal for those seeking a low maintenance and secure home.

Yew Tree Court is exclusively for residents aged 60 and over, offering a welcoming, well managed environment with an emphasis on comfort, safety and community. If you are a couple then only one of you needs to be 60 and over. The development benefits from shared parking for both residents and visitors, attractive communal spaces, and a reassuring sense of care and professionalism throughout. Whether enjoying the privacy of your own apartment or spending time in the communal areas, this home offers a perfect balance of independence and support in a setting that genuinely enhances day to day living.

This property is beautifully presented throughout and consists of a large living area, contemporary kitchen, double bedroom with walk-in wardrobe, spacious shower room, electric underfloor central heating system with individual room stats and cost included within the maintenance charge. Yew Tree Court offers great flexibility to accommodate guests and carers.

Built by McCarthy & Stone in 2014, the property features double glazing, and ample in-built storage, whilst the block itself provides additional services including access to the guest suite, communal lift, 24 hour emergency call system, house manager, landscaped communal gardens with attractive patio/seating areas, scooter store with charge points. The large communal lounge is a lovely space and opens out onto the shared gardens. The lounge is enjoyed by all residents for get-togethers and social events on a regular basis and residents are able to book the lounge for parties.

Annual ground rent: £495.00

Annual service charge: £4297.87

Tenure unexpired years: 114

Location

Lifestyle & Area Description; A Community Designed for Living Well

Yew Tree Court is perfectly positioned in the heart of Sanderstead Village, a location particularly cherished by retirees for its convenience, charm and strong sense of community.

Everything you could wish for is quite literally on the doorstep. The village parade includes a Waitrose just next door, independent shops, popular cafés including Costa, and a selection of friendly local restaurants; ideal for relaxed lunches, meeting friends, or simply enjoying a coffee and watching village life pass by. The nearby park provides a peaceful green space for gentle walks and fresh air.

Excellent transport links add to the appeal, with the 403 bus service close at hand, offering easy access to Croydon and Warlingham, making visits, shopping and appointments straightforward and stress free.

One of Yew Tree Court's greatest strengths is its sense of companionship. There is always someone to chat with, whether in the welcoming dining room, the lovely communal seating areas, or while enjoying coffee at Waitrose next door. The development benefits from a fantastic on site staff team, always on hand to offer assistance, reassurance and a friendly face; helping to ensure residents never feel isolated or alone.

Beyond the development, Sanderstead itself offers a wonderfully active yet peaceful social life. The village church hall is a much loved hub, hosting activities and events enjoyed by people of all ages, all year round, creating a genuine feeling of inclusion and belonging.

For those seeking a comfortable, secure home in later life, without sacrificing independence, connection or convenience this apartment at Yew Tree Court offers a truly rewarding place to live.

The area qualifies for the London Freedom Pass so the ease of getting to the station makes that all the better. The 403 and 412 bus stops are a short walk away, with frequent buses running to Sanderstead Station Warlingham, Purley, Selsdon, and Croydon town centre.

Sanderstead and Purley Oaks train stations offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and to Brighton.

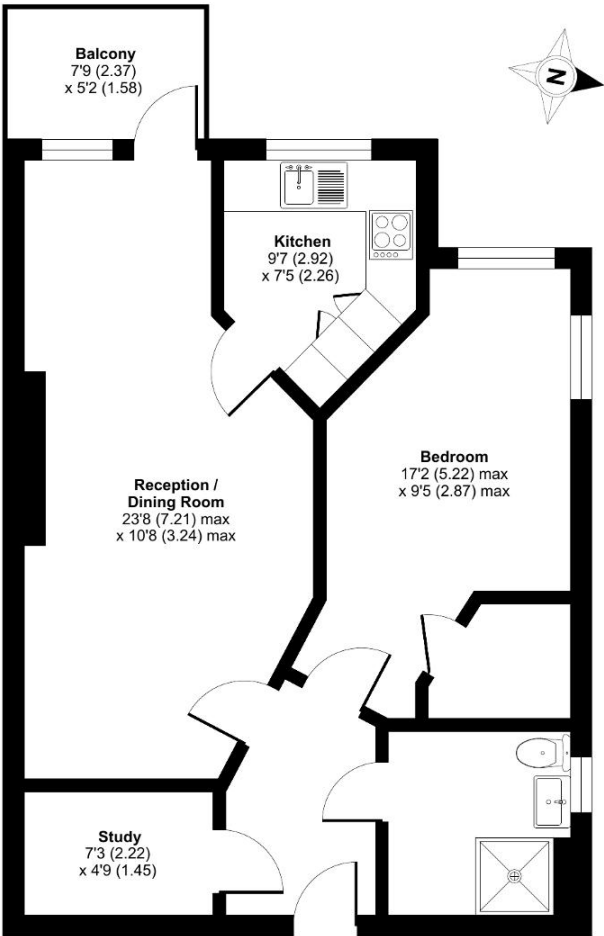






Limpsfield Road, Sanderstead, CR2

Approximate Area = 588 sq ft / 54.6 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hannah James Estates. REF: 1288642

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.