

Asking Price £499,950 Leasehold

2 Bedroom, Apartment - Retirement

7, Sanderson Lodge 73 Addington Road, Selsdon, South Croydon, Greater London, CR2 8AY

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Sanderson Lodge

Sanderson Lodge is a charming development of 37 one and two-bedroom retirement apartments with a beautiful secluded garden. Sanderson Lodge is located in the heart of Selsdon, close to the bustling High Street which has a wide range of retailers, a variety of restaurants and coffee shops, a large supermarket, a Library and Selsdon Hall which is a hub for the local community.

Selsdon is a vibrant, leafy suburb located in Surrey. Selsdon Wood Nature Reserve is open to the public and is a National Trust site, fondly known as 'The Bird Sanctuary', due to its many varieties of bird inhabitants and is a popular place for a gentle stroll.

Regular buses service Selsdon and the surrounding areas with the Freedom Pass allowing free travel to explore all that London has to offer. The train from Sanderstead main railway station provides direct trains to London Victoria.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Sanderson Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Sanderson Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales and Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sanderson Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

TWO BEDROOM TWO BATHROOM LOWER GROUND FLOOR APARTMENT WITH PATIO

This delightful two bedroom, two bathroom lower ground floor apartment is presented in very good order throughout and enjoys lovely views over and direct access to the communal gardens. Offering spacious and well-proportioned accommodation, the property provides an excellent opportunity for a new owner to personalise and make it their own. Offered with no onward chain.

The Living Room offers ample space for living and dining room furniture. A French door opens to a patio area with lovely garden views and dual aspect windows fill the room with natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if desired. The En-Suite Shower Room offers a curved shower enclosure with a handrail, heated towel rail, WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe and could be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large walk-in shower with handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment must be viewed!







Features

- Two bedroom, two bathroom apartment with direct access to patio and garden
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- Close to the town centre & excellent transport links
- Owners' private car park
- Landscaped gardens
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending November 2027) £5,854.99 per annum.

Ground rent £896.28 per annum. To be reviewed June 2033.

Council Tax Band D

999 year Lease commencing 2019

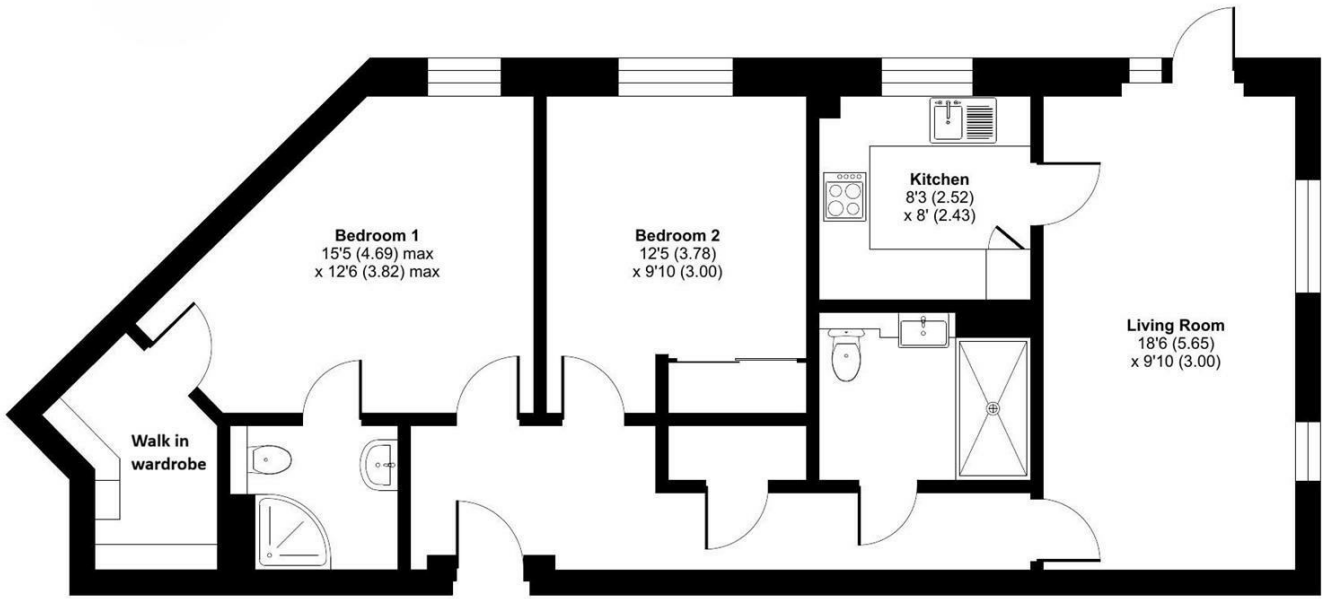
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, Ground Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1528232

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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