

£2,250 PCM

2 Bedroom, Apartment - Retirement

17, Sanderson Lodge Addington Road, Selsdon, Surrey, 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, located in the heart of Selsdon.

The development is ideally located on bustling High Street which has a wide range of retailers, a variety of restaurants and coffee shops, a large supermarket, a library and the Village Hall.

Selsdon is a small suburban village in North Surrey that dates back as far as Anglo Saxon times and the reign of Edward the Confessor. The area has come a long way since then and offers everything you could hope for on your doorstep – not only providing easy access to the natural beauty of the Surrey countryside and beyond but equally offering easy access to London. Regular buses service Selsdon and the surrounding areas, with the Freedom Pass allowing free travel to explore all that the area has to offer. The train from Sanderstead main railway station provides direct trains to London Victoria.

The town is home to a number of wonderful local walks including the Sanderstead Plantation (The second highest point in London). Nearby you'll find the Selsdon Woods National Trust site, as well as a number of other options for nature and bird lovers.

The Lodge Manager is on hand throughout the day to support the residents and keep the development in perfect shape as well as arranging many regular events in the Residents' 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 of 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. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

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

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







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Property Overview

Welcome to Sanderson Lodge, a charming retirement apartment located in the serene area of Selsdon. This delightful property offers a comfortable and peaceful living environment, perfect for those seeking a relaxed lifestyle.

The apartment features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home. With two well-appointed bedrooms, there is ample space for rest and relaxation, ensuring that you can enjoy your own private sanctuary. The property also boasts two bathrooms, providing convenience and comfort for both residents and visitors.

Sanderson Lodge is designed with the needs of retirees in mind, offering a supportive community atmosphere while maintaining independence. The surrounding area is known for its beautiful green spaces and local amenities, making it an excellent choice for those who appreciate nature and convenience.

This apartment is not just a place to live; it is a welcoming home that encourages a fulfilling lifestyle. If you are looking for a peaceful retreat in a friendly community, Sanderson Lodge in Selsdon could be the perfect choice for you.







Features

- Two-bedroom, two-bathroom, upper ground floor, retirement apartment
- Walk-in Wardrobe and En-Suite to the Master Bedroom
- Rent includes water, sewerage and heating
- Juliet Balcony overlooking the communal gardens
- Modern fitted kitchen with integrated appliances
- Lodge Manager on-site
- Residents' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Residents' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.







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Key Information

OVER 60's RETIREMENT APARTMENT

Pets:
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 Charge:
These are paid by the Landlord and include, Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B



Living	Width	10'–0" [3040]	max	Length	20'–10" [6360] max
Kitchen	Width	7'–10" [2375]	max	Length	8'–11" [2715] max
Shower Room	Width	6'–8" [2035]	max	Length	8'–2" [2490] max
Bedroom 1	Width	9'–6" [2885]	max	Length	22'–11" [6985] max
Bedroom 2	Width	9'–10" [2995]	max	Length	16'–9" [5115] max
Walk in Wardrobe	Width	5'–7" [1710]	max	Length	4'–4" [1320] max
Ensuite	Width	5'–7" [1705]	max	Length	6'–9" [2060] max

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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