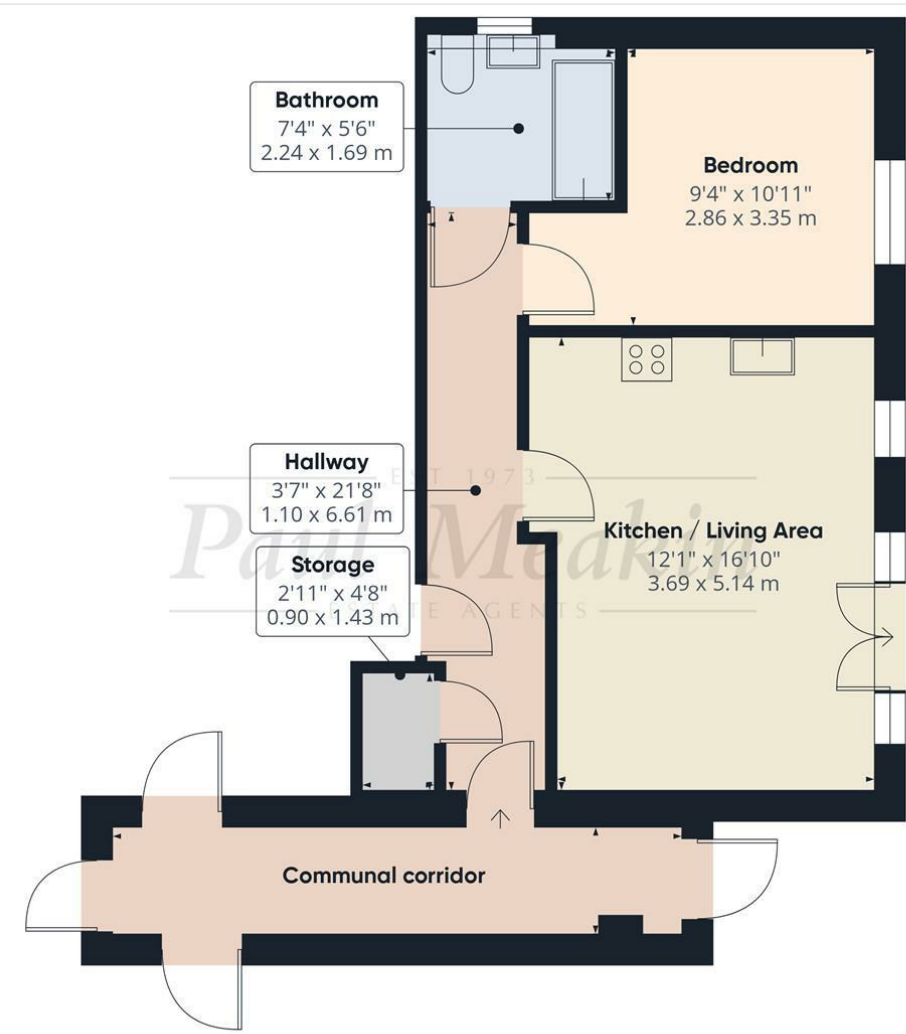




EST 1973  
**Paul Meakin** £285,000 Limpsfield Road, South Croydon, CR2 9EE  
ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this beautifully presented one bedroom ground floor apartment. Offering s a bright, modern living space in the heart of Sanderstead Village. Featuring a contemporary kitchen, large double bedroom with built in wardrobes, stylish bathroom, generous storage, a private patio, and access to a communal garden, it's an ideal home for professionals or couples seeking comfort and convenience. An allocated parking space is included.

Located in the centre of Sanderstead Village, Century Gardens is close to local shops, Waitrose, and a range of leisure amenities. Excellent schools are nearby, and bus routes provide easy access to Croydon, Purley, and Warlingham.



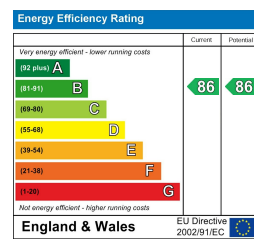
EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
580 ft<sup>2</sup>  
53.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Entrance Hall  
3'7" x 21'8" (1.10 x 6.61)
- Kitchen/ Living Area  
12'1" x 16'10" (3.69 x 5.14)
- Bedroom  
9'4" x 10'11" (2.86 x 3.35)
- Bathroom  
7'4" x 5'6" (2.24 x 1.69)
- Storage  
2'11" x 4'8" (0.90 x 1.43)
- Communal Areas

TAX BAND: B

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



- Stylish One bedroom ground floor flat
- Modern bathroom
- Bright and spacious interiors
- Private patio opening onto communal garden
- Allocated parking space
- Gas central heating and double glazing
- Excellent storage throughout
- Perfect for professionals or couples
- Central Sanderstead location
- Close to shops, Waitrose, and public transport

