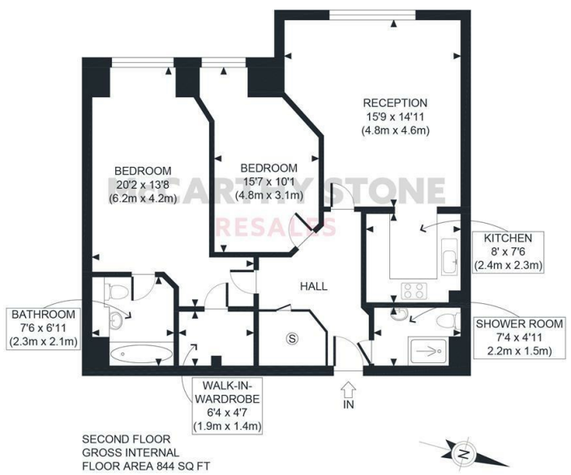
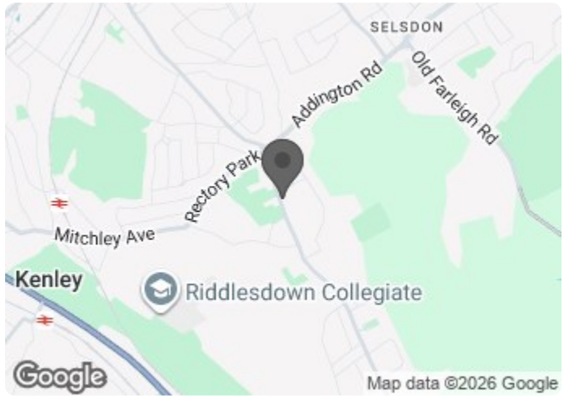
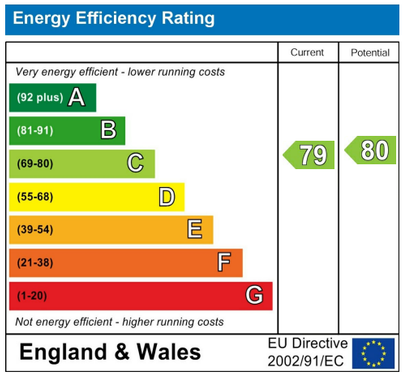


APPROX. GROSS INTERNAL FLOOR AREA 844 SQ FT / 78 SQM	Limpsfield Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/07/26
	photoplan

Council Tax Band: D





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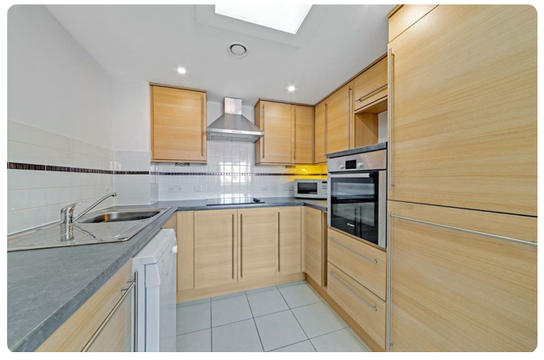
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

25 Yew Tree Court

79 Limpsfield Road, South Croydon, CR2 9LB



Asking price £400,000 Leasehold

An extremely spacious second floor apartment comprising a large living/dining room, modern fully fitted kitchen, two large double bedrooms with the master bedroom having a large walk-in wardrobe and en-suite bathroom and a second fully tiled shower room.

*** Viewings highly recommended ***

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

79 Limpsfield Road, Sanderstead, South Croydon, CR2 9LB

2 Bed | £400,000

Summary
Yew Tree Court is conveniently located in the heart of Sanderstead Village with a Waitrose supermarket adjacent to the development.

Apartment 25 is a beautifully presented second floor apartment with a spacious living/dining room, modern fully fitted kitchen, two double bedrooms, a large walk-in wardrobe and en-suite bathroom to the master bedroom and a second separate shower room.

The apartment forms part of a sought after McCarthy & Stone development constructed in 2014 and features a lift, communal lounge, conservatory, beautiful landscaped gardens, communal kitchen, guest suite for family or friends to enjoy, mobility scooter store with charging points. There is a House Manager to oversee the development during office hours and a 24 hour emergency call system.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24 hour emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the two double bedrooms, living room and shower room.

Living Room
A spacious, bright and very well presented living/dining room. Ceiling lights, raised power points. TV & telephone points.

Kitchen
Fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, dishwasher, tiled splash backs and under pelmet lighting. Light tunnel fitted in the ceiling providing additional natural light.

Bedroom One with walk-in wardrobe and en-suite
A spacious double bedroom with a large walk-in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point, double glazed window. Door to en-suite bathroom.

En-suite Bathroom
Fully tiled and fitted with suite comprising a panel enclosed bath with chrome mixer taps and a wall mounted thermostatically controlled shower unit with glass screen and grab rails. WC, vanity unit with wash basin fitted with chrome mono lever tap. Mirror. Light fitting, wall mounted electric towel heater, emergency pull cord and extractor fan.

Bedroom Two
A second double bedroom of excellent proportions. Raised electrical sockets, ceiling lights and double glazed windows.

Shower Room
Fully tiled and fitted with suite comprising level access walk-in thermostatically controlled shower with glass screen and grab rails. WC, pedestal wash basin fitted with chrome mono lever tap. Mirror with light fitting above incorporating a shaver socket, wall mounted electric heater, extractor fan and emergency pull cord.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £6,588.16 per annum for financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.
To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold
Leasehold 125 years from 1st January 2014
Ground rent: £595 per annum
Ground rent review date: 1st January 2029

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.