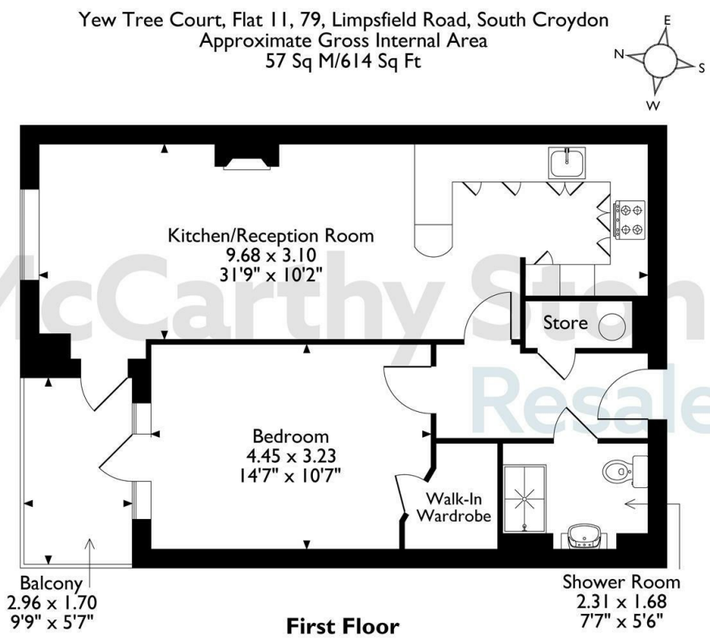
McCarthy Stone
Resales



The position & size of doors, windows, appliances and other features are approximate only.

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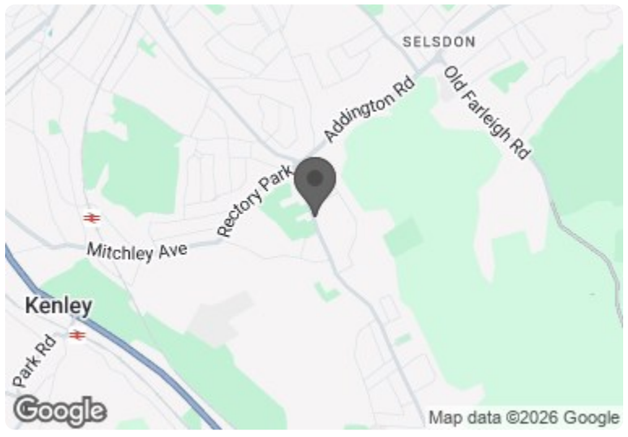
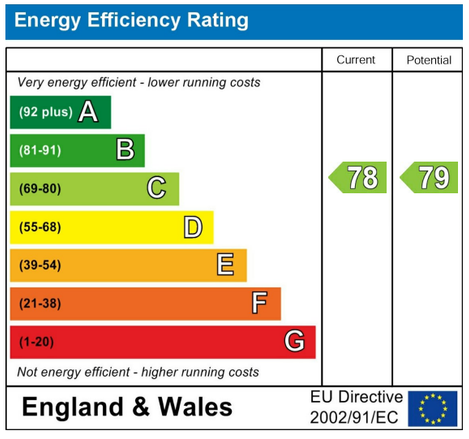
Council Tax Band: C





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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

11 Yew Tree Court

79 Limpsfield Road, South Croydon, CR2 9LB

PRICE REDUCTION

Offers over £230,000 Leasehold

This beautifully presented and spacious first floor apartment boasts a large living/dining room with a modern fully fitted open plan kitchen with access to a walk out balcony, a large double bedroom with a walk-in wardrobe and access door to the balcony, and a fully tiled shower room. Heating and hot water are covered by the service charge, adding convenience to your living experience.

Call us on 0345 556 4104 to find out more.

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

Limpsfield Road, South Croydon, CR2 9LB

1 Bed | £230,000

Summary

Welcome to Yew Tree Court – a prime location in the heart of Sanderstead Village, just steps away from a convenient Waitrose supermarket.

Apartment 11, a beautifully presented one-bedroom first-floor apartment, boasting a spacious living/dining room that opens up to a delightful walk-out balcony.

This apartment is part of the highly sought-after McCarthy Stone development, constructed in 2014. Enjoy the convenience of a lift, communal lounge, conservatory, and beautifully landscaped gardens. Additionally, you'll have access to a communal kitchen and a guest suite for your family or friends to relish.

For those with mobility needs, there's a dedicated mobility scooter store equipped with charging points.

Rest easy knowing that a House Manager oversees the development during office hours, and a 24-hour emergency call system ensures your peace of mind. Embrace comfort, convenience, and a thriving community at Yew Tree Court.

Come and experience the finest in retirement living!

Entrance Hall

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

Living Room with Balcony

A spacious and very well presented dual aspect living/dining room benefitting from a glazed balcony door opening onto a decked balcony large enough for a small table and chairs, a further large double glazed window allowing for plenty of natural light. Two ceiling light points, power points. TV & telephone points. The lounge also has a modern fire surround with a Living Flame style electric fire.

Kitchen

Open plan fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and tiled splash backs and under pelmet lighting and plumbing for a dish washer, appliance as seen can form part of the sale.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, fully double glazed patio door with side windows leading to the balcony.

Shower Room

Fully tiled and fitted with suite comprising walk in level access thermostatically controlled shower with glass screen and grab rails. Low level WC, vanity unit with wash basin and mirror above. Wall mounted electric towel warmer.

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

* Heating and Hot Water within the apartments

Service Charge: £4,822.28 for financial year ending 30/09/2027.

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.

Lease (paragraph)

Leasehold 125 years from January 2014

Ground Rent: £495 per annum

Ground rent review date: January 2029

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.

Additional Information & Services (paragraph)

- Full Fibre Broadband available
- Mains water and electricity
- Apartment Heating & Hot Water costs covered by the service charge
- 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.
- 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.

PRICE REDUCED