

Asking Price £450,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
Retirement Property Specialists

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 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, 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 GROUND FLOOR APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom ground floor apartment with Juliet Balcony overlooking the communal garden. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony.

The Kitchen is accessed via the Living Room and offers a range of 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 useful walk-in wardrobe, a storage cupboard and plenty of space for additional bedroom furniture if required.

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

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

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

Perfectly complementing this wonderful apartment are two further storage cupboards located in the hallway.

Agent note Tenant in situ - Photos were taken prior to tenant moving in and there is now furniture in the apartment.







Features

- Two bedroom, two bathroom ground floor retirement apartment
- Walk in Wardrobe and En Suite to Bedroom One
- Juliet Balcony overlooking the communal gardens
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Owners' 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 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 E

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



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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