



Limpsfield Road | | Sanderstead | CR2 9LB

Asking Price £400,000

Pollard Machin

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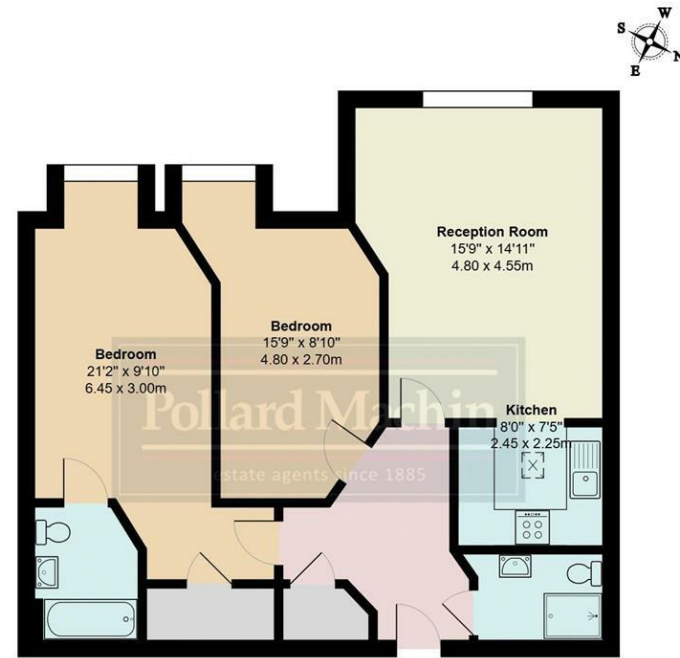
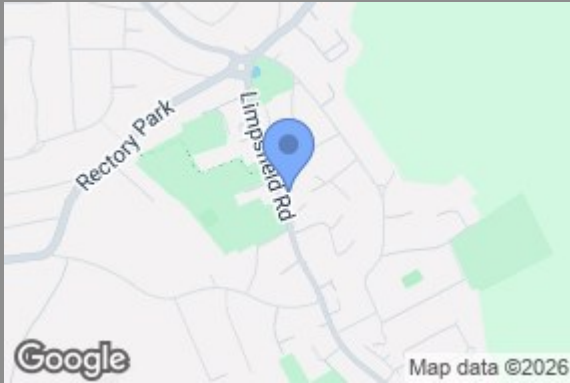
A well presented two double bedroom, second floor retirement apartment for residents aged 60 plus, ideally located along Limpsfield Road in the heart of Sanderstead Village. Built by McCarthy & Stone, this thoughtfully designed apartment offers comfortable, secure and low-maintenance living within a friendly and well-managed development. EPC Rating C. Council Tax Band C.

Positioned towards the quieter side of the building, the apartment features a bright and spacious 15'9 x 14'11

- Two Double Bedrooms
- Over 60's
- Communal Lounge
- Communal Gardens
- Retirement Apartment
- Sanderstead Village Location
- Gated Development
- Parking Space Available For Rent







Second Floor

Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 818.1sq ft / 76sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Council Tax Band C **EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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