



Limpsfield Road | | Sanderstead | CR2 9LB

Offers In Excess Of £200,000

Pollard Machin

estate agents since 1885

Limpsfield Road | Sanderstead | CR2 9LB Offers In Excess Of £200,000

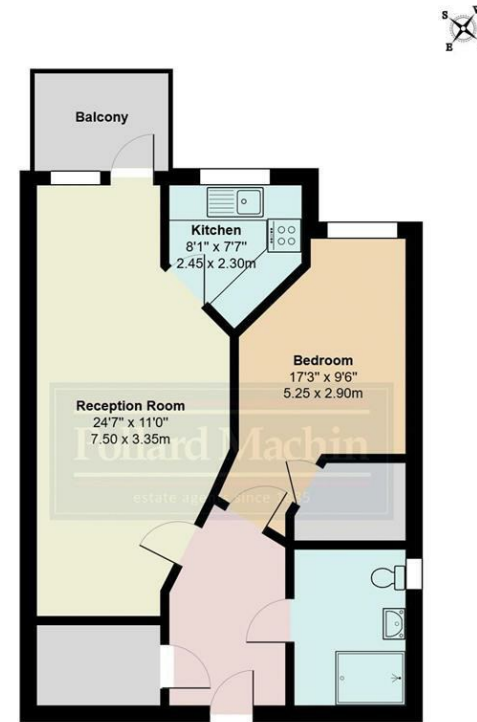
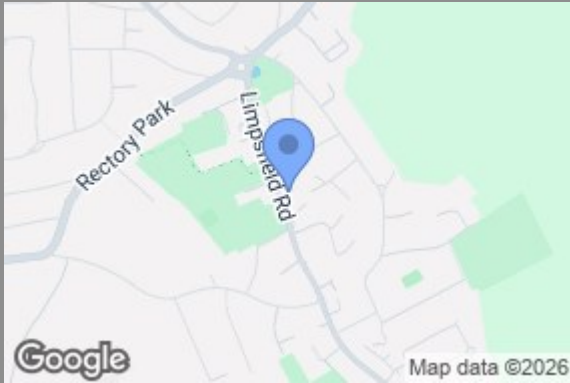
All Offers Considered over £200,000-£230,000 Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court. A beautifully presented one bedroom first floor apartment which forms part of a sought after McCarthy & Stone development built circa 2014 and features a lift, communal lounge, conservatory, well manicured gardens, kitchen, guest suite, electric buggy store and House Manager together with alert system. Council Tax Band C. EPC Rating B. No Onward Chain. Lease 125 years from January 2014. Ground Rent £495 yearly. Service Charge £4,297.87 per annum.

Communal Entrance Hall with entry phone system and lift service together with stairs: Entrance hall leading

- No Onward Chain
- Balcony Overlooking Sanderstead High Street
- Communal Residents Lounge
- Beautiful Communal Gardens
- Security Entry Phone System
- 24' Bright West Facing Lounge
- Large Shower Room
- Electric Buggy Store/Charging Point
- Parking Space for Rent Subject to Availability
- McCarthy Stone Development







First Floor

Yew Tree Court, 79 Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 608sq ft / 56.6sq 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, mis-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Council Tax Band C **EPC Rating**

Energy Efficiency Rating	
	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	

45 Limpsfield Road
 Sanderstead
 London
 CR2 9LA
 020 8657 4466
sales@pollardmachin.co.uk