



Limpsfield Road | | Sanderstead | CR2 9LB

Asking Price £250,000

Pollard Machin

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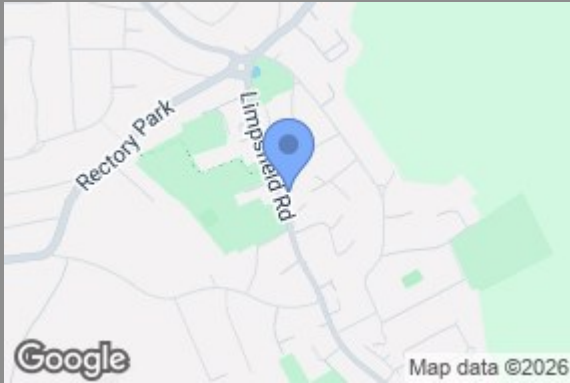
Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court. A beautifully presented double bedroom first floor apartment with 23' lounge/dining room with patio area. The property forms part of a sought after McCarthy & Stone development built circa 2014 and features a lift, communal lounge, conservatory, well manicured gardens, kitchen, guest suite, electric buggy store and House Manager together with alert system. Council Tax Band C. EPC Rating B.

Communal Entrance Hall with entry phone system and lift service together with stairs: Entrance Hall: 23'x11'2 Lounge/Dining Room with a patio area: Kitchen with built in hob, extractor hood, oven,

- Retirement Property
- Sanderstead Village Location
- Private Balcony
- Parking Option for rent if available
- Communal Seating/Entertainment Area
- No Onward Chain
- First Floor
- Electric Buggy Store/Charging Point
- McCarthy Stone Development
- Security Entry Phone System







GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3023

Council Tax Band **B** 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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