



NEW APARTMENT
Service Charge paid by the Landlord

£3,050 PCM

2 Bedroom, Apartment - Retirement

10, Sanderson Lodge Addington Road, Selsdon, Surrey, CR2 8AY

 **0800 077 8717**

 **lettings@churchillsl.co.uk**

 **churchillsl.co.uk**

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Retirement Property Specialists

Sanderson Lodge

Sanderson Lodge is a charming development of 37 one and two-bedroom retirement apartments with a beautiful secluded garden, located in the heart of Selsdon.

The development is ideally located on bustling High Street which has a wide range of retailers, a variety of restaurants and coffee shops, a large supermarket, a library and the Village Hall.

Selsdon is a small suburban village in North Surrey that dates back as far as Anglo Saxon times and the reign of Edward The Confessor. The area has come a long way since then and offers everything you could hope for on your doorstep – not only providing easy access to the natural beauty of the Surrey countryside and beyond, but equally offering easy access to London. Regular buses service Selsdon and the surrounding areas, with the Freedom Pass allowing free travel to explore all that the area has to offer. The train from Sanderstead main railway station provides direct trains to London Victoria.

The town is home to a number of wonderful local walks including the Sanderstead Plantation (The second highest point in London). Nearby you'll find the Selsdon Woods National Trust site, as well as a number of other options for nature and bird lovers.

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. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Sanderson Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sanderson Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

** Service Charges and Ground Rent are included in the rent **

Rent a Churchill Living retirement apartment in Selsdon! Built by the award-winning Churchill Living, this stunning two-bedroom BRAND NEW apartment is available to rent, on a long-term basis, in this sought after development Sanderson Lodge.

Priced at £3,050, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.



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Features

- ** Service Charges and Ground Rent are included in the rent **
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in





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