


# Asking Price £295,950 Leasehold

## 1 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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

**ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY**

Welcome to Sanderson Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located for the lift and stairs and is offered with no onward chain.

The living room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony and a further door leads through to the kitchen.

The kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. Windows provide light and ventilation.

The bedroom is a good sized double room with a walk in wardrobe. A window keeps this lovely bedroom bright and light.

The shower room offers a large walk in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk in storage cupboard located in the hallway.

Call us today to book your viewing!







# Features

- One bedroom first floor apartment with Juliet balcony
- 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
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







# Key Information

Service Charge (Year ending 30th November 2027)
£3,909.12 per annum.

Ground rent £824.58 per annum. To be reviewed June 2033.

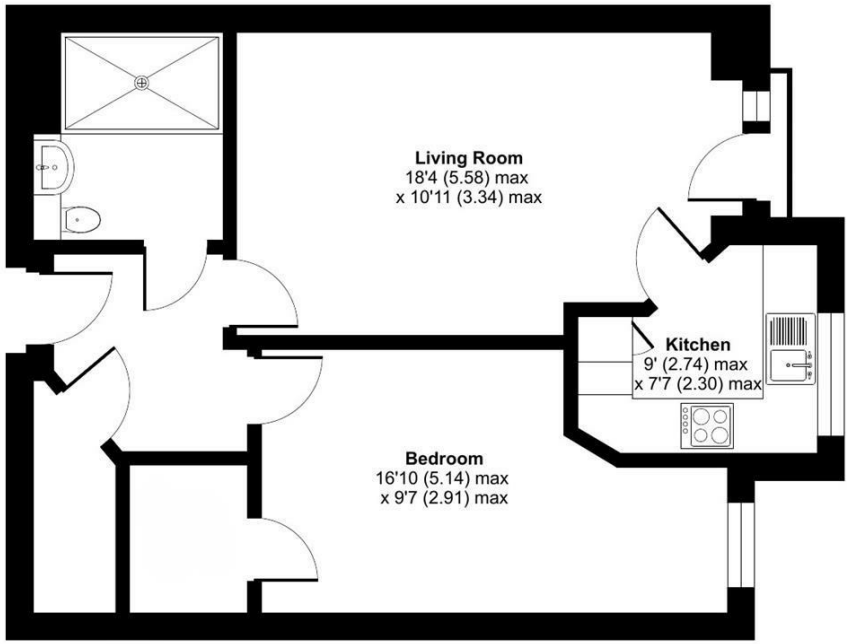
Council Tax Band D

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.

Approximate Area = 549 sq ft / 51 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1416211

EPC Rating: B

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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