

Asking Price: Offers In Excess Of £200,000

Limpsfield Road | Sanderstead | Surrey | CR2 9LB

Pollard Machin

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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.

Communal Entrance Hall with entry phone system and lift service together with stairs: Entrance hall leading to spacious 24' west facing lounge with balcony overlooking Sanderstead High Street, separate kitchen with integrated oven, fridge and washing machine. Double Master bedroom with walk in wardrobe and shower room located off the hallway. Electric Wet Underfloor Central Heating System with individual room stats and cost included within the maintenance charge: Communal Gardens with extensive patio area and pergola: Electric Buggy Store: Guest Suite: Communal Lounge with Kitchen Area & Conservatory: House Manager (9am-2pm Mon-Fri): Emergency Alert System: Age Restriction 60 and over (if a couple then only one needs to be of the age): Car Parking Spaces to rent.

Yew Tree Court is located along the Limpsfield Road opposite Sanderstead Park by Waitrose and Sanderstead parade of shops being within reach of All Saints Church, The Gruffy and village pond, a choice of tennis, cricket and golf clubs, churches, walks in Kings Wood and recreation park and bus services to Warlingham, Croydon, Purley and Selsdon.

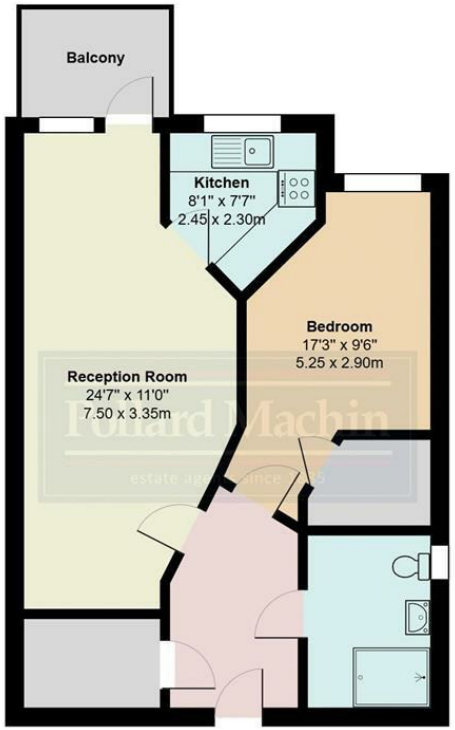
Council Tax Band C. EPC Rating B. No Onward Chain. Lease 125 years from January 2014. Ground Rent £495 yearly. Service Charge £4,297.87 per annum.











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, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Key Features:

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

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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