



Sanderstead Court, Addington Road, South Croydon, Surrey, CR2 8RA

**Pollard Machin**  
estate agents since 1885

Sanderstead Court  
Addington Road  
South Croydon  
Surrey CR2 8RA

Monthly Rental Of £1,400

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This beautifully presented two-bedroom ground floor flat is situated in the sought-after Sanderstead Court development on Addington Road. This property has electric heating throughout.

**Spacious Living Room:** A bright and airy living area with large windows allowing plenty of natural light.

**Kitchen:** Fully fitted units giving ample storage and appliances such as cooker, washing machine/dryer & fridge freezer.

**Two Generously Sized Bedrooms:** Both bedrooms are spacious including built in wardrobes in both rooms.

**Family Bathroom:** The bathroom is complete with a shower, sink & toilet.

**Private Entrance & Ground Floor Living:** This property has their own front door, private garden area and external storage cupboard.

**Communal Gardens:** Beautifully maintained grounds for all residents to enjoy.

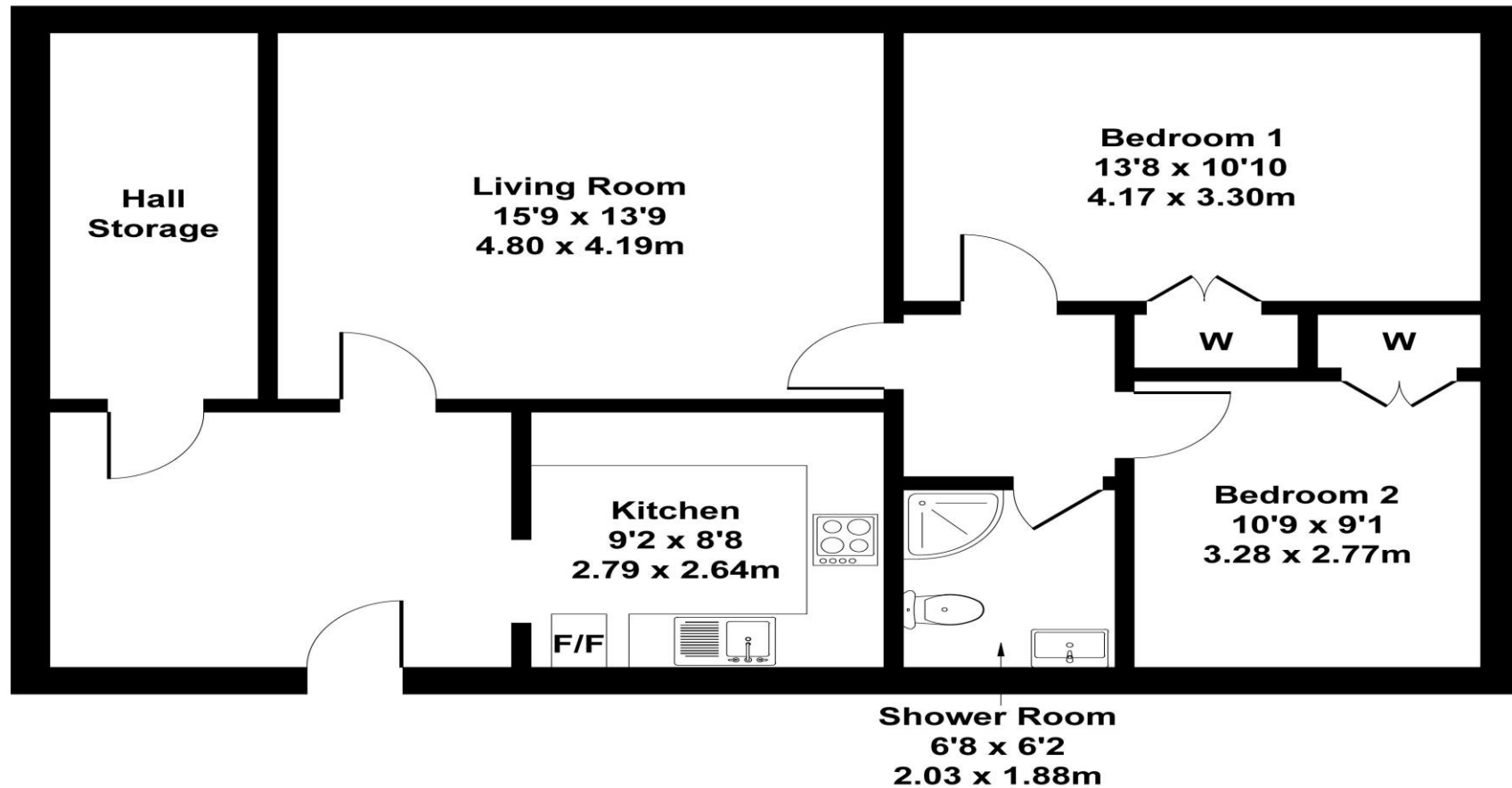
Sanderstead Court is located on Addington Road, just a short walk from Sanderstead Village, which boasts a range of shops, cafes, and amenities. The property benefits from excellent transport links, with frequent bus services and Sanderstead and Purley Oaks train stations providing connections to London Bridge and Victoria. Green spaces such as Sanderstead Recreation Ground and Riddlesdown Common are nearby.

Croydon Council Tax Band – E. EPC Rating – D. Deposit - £1615



# Sanderstead Court

Approximate Gross Internal Area  
886 sq ft - 82 sq m

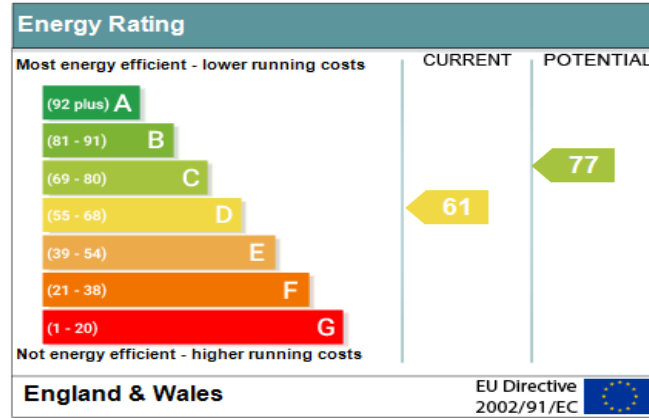


Not to Scale. Produced by The Plan Portal 2024  
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The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, 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

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