



Pollard Machin

estate agents since 1885

Flat 10 Yew Tree Court, Limsfield Road, South Croydon, Surrey, CR2 9LB

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Surrey CR2 9LB

£300,000

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Description

Adjacent to Waitrose in the heart of Sanderstead Village - Yew Tree Court. A beautifully presented double bedroom first floor apartment with 24'5 long lounge/dining room with kitchen area and direct access onto the private balcony. 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. EPC Rating B.

Accommodation

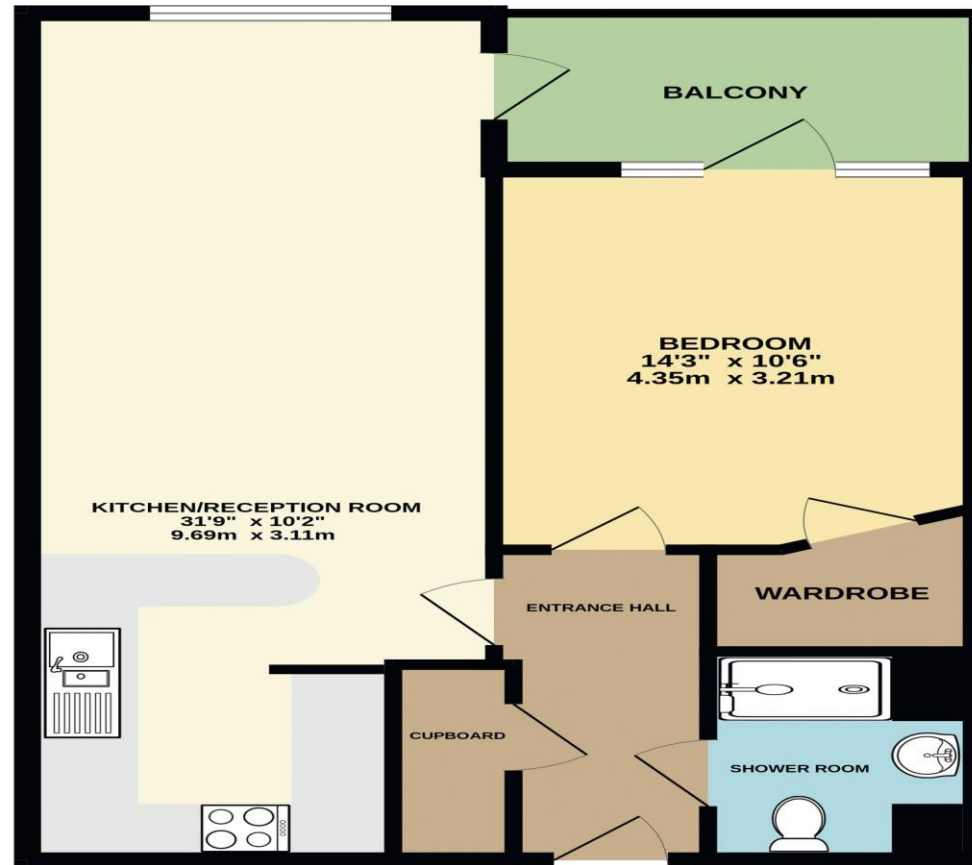
Located at the rear of the development, comprising entrance hall with large utility cupboard, modern shower room, double bedroom with walk in wardrobe and door onto the private balcony, 24'5 long living/dining room also with access to the balcony as well as a separate kitchen area with modern fitted kitchen. The property benefits from double glazing, underfloor heating with individual room stats and cost included within the maintenance charge. Stunning communal gardens with extensive patio area and pergola, electric buggy store, residents' guest suite, communal lounge with kitchen area & conservatory. There is also an on site house manager (9am-2pm mon-fri), emergency alert system: age restriction 60 (if a couple then only one needs to be of the age) and car parking spaces to rent. Council Tax Band C.

Location

Yew Tree Court is located on Limpsfield Road opposite Sanderstead Park, in close proximity to Waitrose and Sanderstead parade of shops being within reach of All Saints Church.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	
www.epc4u.com		

TOTAL FLOOR AREA : 589 sq.ft. (54.7 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.
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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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