



Private Car  
park

Atwood  
House

24 Atwood House, 2a Addington Road, Sanderstead, Surrey, CR2 8AX

Pollard Machin

estate agents since 1885



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2a Addington Road  
Sanderstead  
Surrey CR2 8AX

Guide Price £380,000

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Atwood House is a McCarthy Stone retirement development designed exclusively for the over 60's. Located in Sanderstead on the Addington Road within easy reach of Sanderstead village with its parade of shops, restaurant, Waitrose, Costa Coffee, church, Gruffy and other independent small shops. There is seating by the village pond. Buses to Selsdon and Croydon stop close by. There is a well maintained garden, a stunning club lounge, a mobility scooter store. The guest suite is available to rent at a small nominal charge.

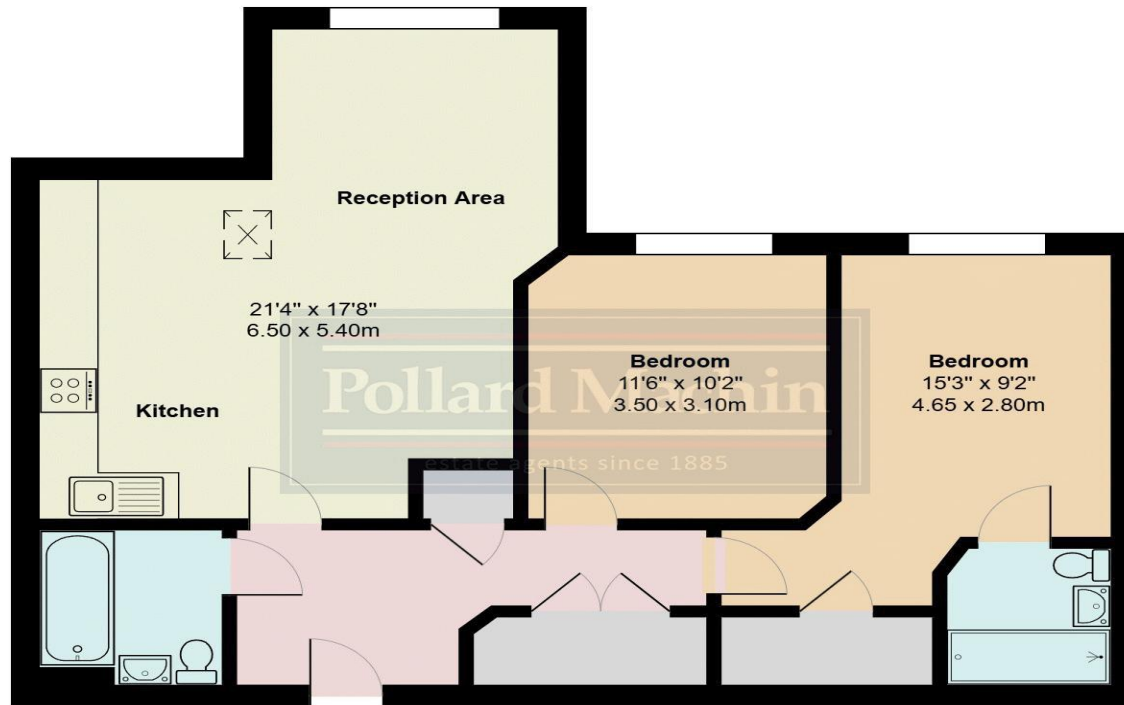
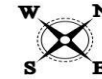
EPC Rating B. Council Tax Band E. Lease 999 Years from 1 June 2018. The annual service charge is £5,239.68. Ground rent of £495.00.

Communal Camera Entry System with Appello security entry system providing a smart living solution. This bright and airy apartment is located on the second floor to the front of the building with far reaching views. Access is via lift/stairs. There are two double bedrooms, spacious open plan kitchen and lounge/dining area, two bathrooms (one ensuite) and own parking space 'Q'.

- \* Entrance hall with Appello security/24 hour emergency call system. \*
- \* Open plan Living/dining 9'4 x 21'4 and kitchen 8'4 x 13' with sky light.
- \* Kitchen with integrated NEFF fridge, freezer, microwave, fan oven, ceramic hob and cooker hood all housed in white gloss units with lighting under the wall units and flooring.
- \* Master Bedroom 15'3 x 9'2 with walk in wardrobe and en-suite shower 7' x 6'7
- \* Bedroom two 14'4".
- \* Additional bathroom 7'1 x 6'8 with bath tub, shower over, basin, WC and storage.
- \* Storage cupboard in the hallway where the washer dryer, water tank and Vent-Axia (ventilation/air cleaning system) are located

Atwood House is located in Sanderstead off the Addington Road with reach of Sanderstead Village Parade of Shops, Waitrose, Costa Coffee, church, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley.

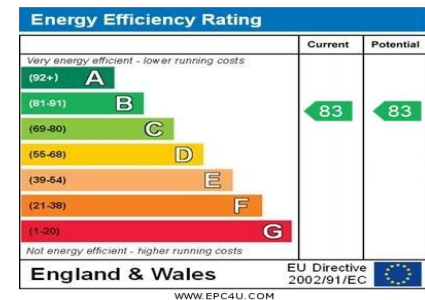




**Second Floor**

**Atwood House, 2A Addington Road, South Croydon, CR2**  
**Approx. Gross Internal Area 807sq ft / 75sq 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](http://www.arnetmedia.uk)



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.





**Viewings Strictly by Appointment Only**

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