



13 Haven House, 57 Addington Road, Sanderstead, Surrey, CR2 8RD

**Pollard Machin**  
estate agents since 1885

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57 Addington Road  
Sanderstead  
Surrey  
CR2 8RD

Guide Price £425,000-£450,000

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#### Description

An impeccably presented 2 double bedroom first floor apartment with lift service, impressive 24'5x21'4 open plan living room with extensively fitted kitchen area, master bedroom suite with shower room and walk in wardrobe, communal gardens backing Sanderstead Plantation, allocated parking and video entry phone forming part of a prestigious gated development conveniently positioned for local shopping. Exclusively for over 55s. EPC Rating tbc. Council Tax Band E. Maintenance £2585.63. Ground Rent £364.72.

#### Accommodation

Communal Entrance Hall with lift service and video entry phone: 15'x9' Reception Hall with store cupboard and light plus a further water tank store cupboard: Impressive 24'5x21'4 Open Plan Living Room/Kitchen Area featuring granite work surfaces, hob with splashback, extractor hood, double oven, microwave, fridge/freezer, washing machine and dishwasher plus pelmet and down lighting: 2 Double Bedrooms incorporating a 17'8x15'7 master bedroom with walk in store room, fitted wardrobe and ensuite shower room: Family Bathroom: Villeroy Boch Fitted Suites: Double Glazing with Additional Secondary Glazing: Gas Central Heating: Allocated Parking with electric entrance gate: Communal Landscaped Gardens with bench seating and bike store.

\*\*Please note photographs are pre-tenancy and the furnishings of the current owners.\*\*

#### Location

Located along Addington Road just beyond Harbledown Road being within reach of Sanderstead Village parade of shops and Waitrose, The Gruffy and village pond, Selsdon shopping centre, Sainsbury's, a choice of tennis, golf and cricket clubs, churches, libraries, bus services to Purley, Croydon and Warlingham.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		89	89
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		91	91
EU Directive 2002/91/EC			

**TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.



**Viewings Strictly by Appointment Only**

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