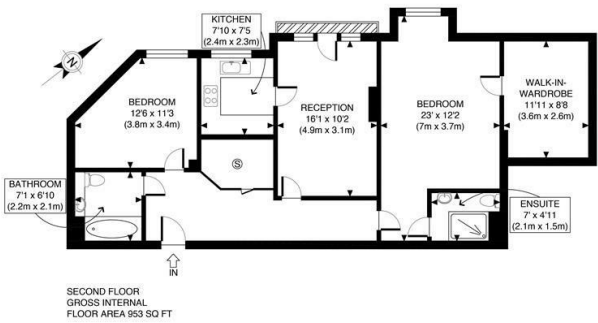


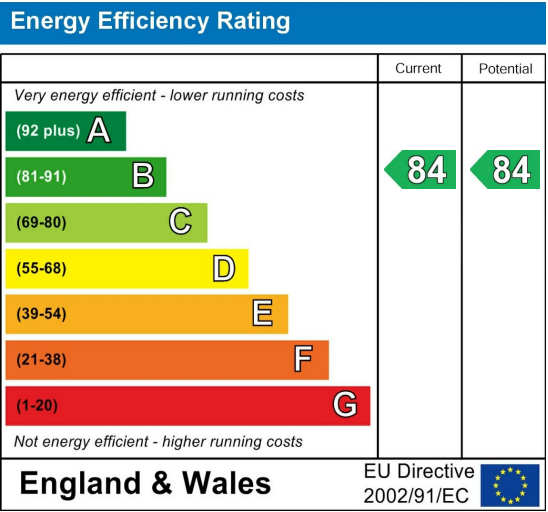
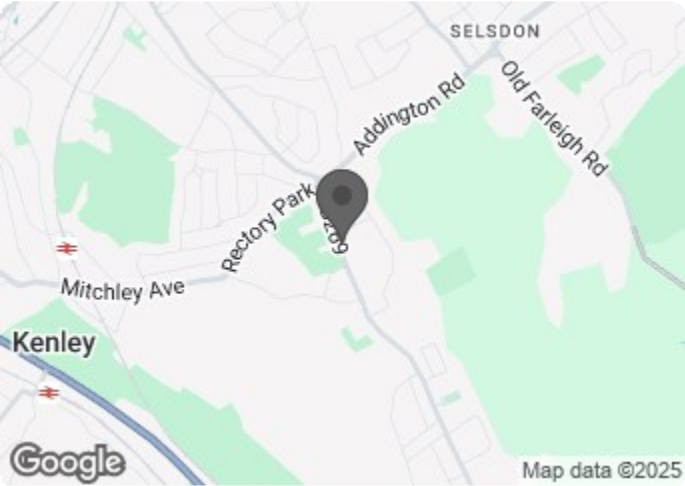
20 Yew Tree Court

79 Limpsfield Road, South Croydon, CR2 9LB



APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SQM	Yew Tree Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	15/03/24
	photoplan

Council Tax Band: D



Asking price £410,000 Leasehold

An extremely spacious second floor apartment comprising a large living/dining room, modern fully fitted kitchen, two large double bedrooms with the master bedroom having an exceptionally large walk-in wardrobe/dressing room and en-suite shower room and a second fully tiled bathroom.

*** One of the largest two bedroom apartments in this development ***

*** Newly decorated & New carpets fitted ***

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



79 Limpsfield Road, Sanderstead, South Croydon

Summary
Yew Tree Court is conveniently located in the heart of Sanderstead Village with a Waitrose supermarket adjacent to the development.

Apartment 20 is a beautifully presented second floor apartment with a spacious living/dining room, two double bedrooms, an exceptionally large walk-in wardrobe/dressing room and en-suite shower room to the master bedroom and a second separate bathroom. Number 20 is positioned at the rear of the development away from the main road and traffic noise.

The apartment forms part of a sought after McCarthy & Stone development constructed in 2014 and features a lift, communal lounge, conservatory, beautiful landscaped gardens, communal kitchen, guest suite for family or friends to enjoy, mobility scooter store with charging points. There is a House Manager to oversee the development during office hours and a 24 hour emergency call system.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24 hour emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the two double bedrooms, living room and bathroom.

Living Room
A spacious, bright and very well presented living/dining room enhanced by a glazed patio door opening to a juliet balcony with full length windows to either side providing an abundance of natural light. Ceiling lights, raised power points. TV & telephone points. Part glazed door to kitchen.

Kitchen
Fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, washing machine, tiled splash backs and under pelmet lighting. Electronic opening window for ease of use.

Bedroom One with walk-in wardrobe and en-suite
A spacious double bedroom with an exceptionally large walk-in wardrobe/dressing room (12'x9') housing hanging rails and

shelving, this could be an ideal space for alternative uses. Ceiling lights, TV and phone point, double glazed window. Door to en-suite shower room.

En-suite Shower Room
Fully tiled and fitted with suite comprising a level access thermostatically controlled shower with grab rails. WC, pedestal wash basin with chrome mono lever tap. Mirror. Light fitting, wall mounted electric towel heater, emergency pull cord and extractor fan.

Bedroom Two
A second double bedroom of excellent proportions. Raised electrical sockets, ceiling lights and double glazed windows.

Bathroom
Fully tiled and fitted with suite comprising low level panel enclosed bath with mixer taps, grab rails and wall mounted thermostatically controlled shower. WC, vanity unit with wash basin fitted with chrome mono lever tap. Mirror with light fitting above incorporating a shaver socket, wall mounted electric heater, extractor fan and emergency pull cord.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £6,446.81 per annum for financial year ending 30/09/2025.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

The service charge does not cover external costs such as your

2 Bed | £410,000

Council Tax, electricity or TV, but does include the cost of your House Manager.
To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold
Leasehold 125 years from 1st January 2014
Ground rent: £595 per annum
Ground rent review date: 1st January 2029

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

