

Paul Meakin are delighted to market this spacious and exceptionally well presented one bedroom first floor retirement apartment located in the centre of Sanderstead Village.

Featuring a large living room with balcony, modern fitted kitchen with integral appliances, master bedroom with walk in wardrobe and wet room.

This modern retirement "McCarthy & Stone" development is exclusively for the over 60's and features a large club lounge with communal landscaped gardens and seating area. A house manager is on hand as well as a 24 hour emergency call system, further benefits include a guest suite bedroom and allocated parking (subject to request/availability)

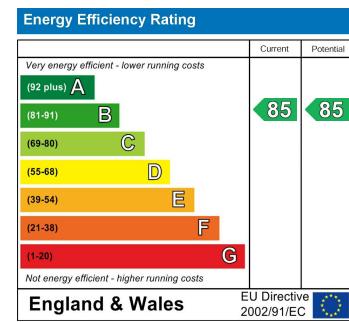
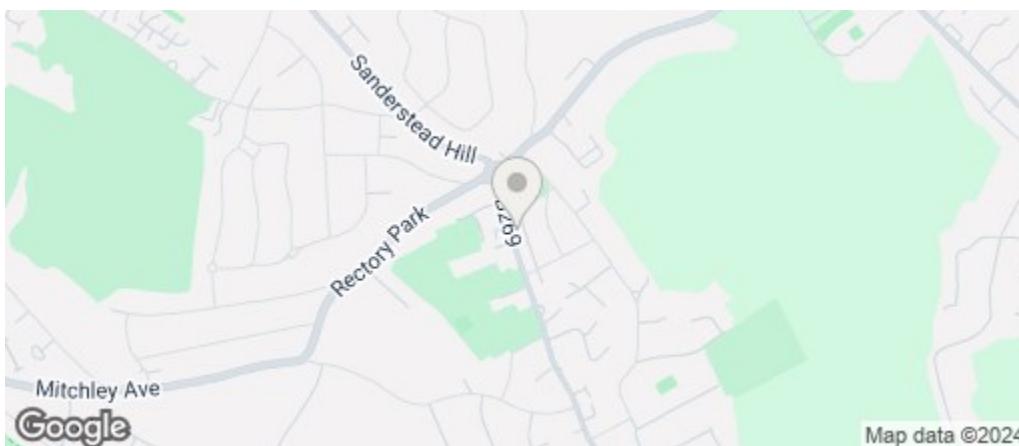
epc rating B

Croydon Council tax band C

Tenure: Leasehold 117 years remaining

Annual service charge: £3235.56

Annual ground rent: £500



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and potential buyers are advised to recheck the measurements

- One Bedroom First Floor Apartment
- McCarthy & Stone Development
- Central Village Location
- Communal Club Lounge and Sun Room
- Another Property Entrusted to Paul Meakin
- Exclusively For Over 60's
- Built in 2014
- Guest Suite Bedroom
- Landscaped Gardens with Seating Areas

#### Hallway

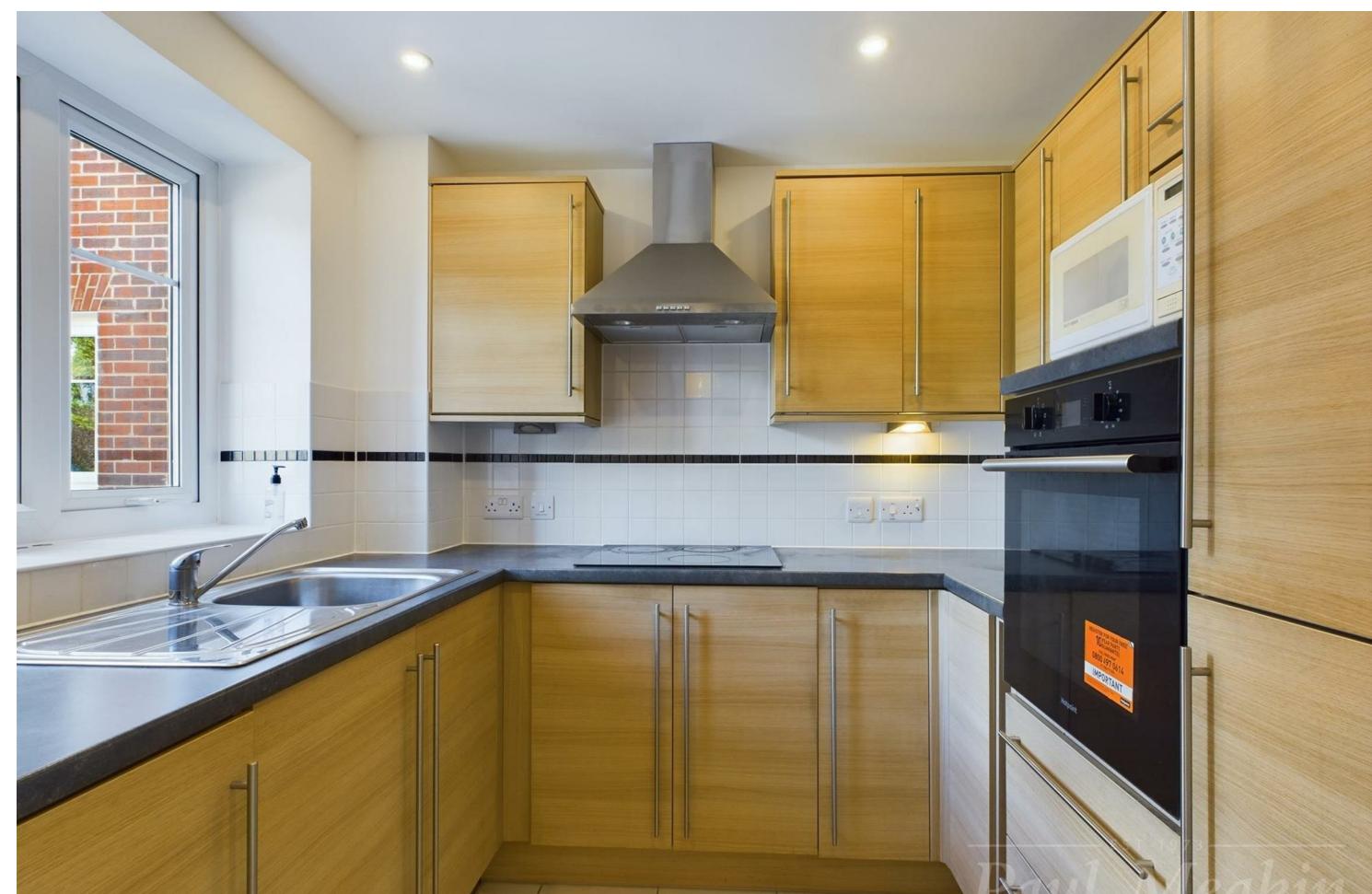
Reception room  
20 x 10'3 (6.10m x 3.12m)



Balcony  
7'10 x 3'6 (2.39m x 1.07m)



Kitchen  
7'4 x 7'9 (2.24m x 2.36m)



Master bedroom  
12'2" x 12'4" (3.71m x 3.78m)

Walk in wardrobe  
3'11 x 6'1 (1.19m x 1.85m)

Wet room  
7'4 x 6'0 (2.24m x 1.83m)

Communal Living area

Communal gardens

Vendor has advised:  
Tenure: Leasehold Council tax band C

