

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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	

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

- Luxury Development
- Stunning top floor apartment
- Far reaching views
- Walk In Wardrobe
- Viewing advised
- Retirement Living
- Two double bedrooms
- Dedicated House Manager
- 24 Hour Emergency Call System



EST 1973  
**Paul Meakin** Offers In Excess Of £375,000 Addington Road, South Croydon, CR2 8AX

A stunning top floor apartment conveniently situated within walking distance of Sanderstead Village and all the amenities it has to offer. Comprising of a spacious open plan living room / kitchen diner, utility cupboard, master bedroom with en-suite shower room and walk in wardrobe, further double bedroom and bathroom. Externally there are landscaped communal gardens and allocated parking. The property was built in 2018 and benefits from a lift and having the remainder of a 10 Year NHBC warranty.

Atwood House is located in Sanderstead off the Addington Road within easy 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.

epc rating B

Croydon Council Tax Band E

Tenure: Leasehold - 990 years remaining

Ground Rent: £247.50 1/2 yearly

Service Charge: £412.48 per month



Hallway  
14'9 x 3'6

Open Plan Living Space  
21'2 X 9'9

A stylish large open plan living / dining / kitchen enjoying far reaching views to the front.

Kitchen Area  
13' x 8'5  
Fully fitted Kitchen with integrated NEFF  
fridge, freezer, microwave and ceramic hob,  
cooker hood, under pelmet lighting and sky  
light.

Bedroom One  
15'11 x 9'2  
A bright and airy double bedroom with walk  
in wardrobe and en-suite.

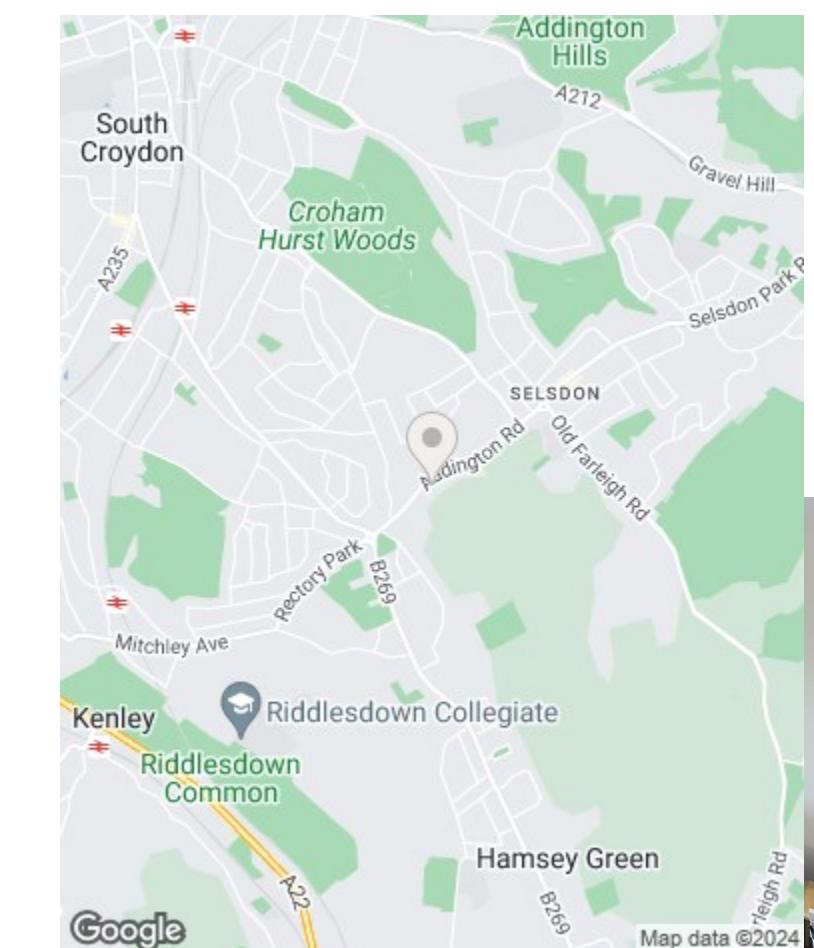
En-suite  
7'1 x 6'7  
A modern shower room, comprising of large  
walk in shower, basin with vanity unit below  
and w.c.

Bedroom Two  
14'4 x 10'1  
A good sized double bedroom.

Bathroom  
7'1 x 6'8  
A contemporary bathroom comprising of  
bath with shower over, basin with storage  
below and w.c.

One Allocated Parking Space

Additional information



#### Additional information

Atwood House is a luxury development designed exclusively for the over 65's. The apartments are beautifully designed with double glazing, insulation and panel heating throughout making them energy efficient. There is also the peace of mind from a door entry system and a 24 hour emergency call system. Residents enjoy the use of the landscaped gardens as well as a stunning club lounge. There is a Guest Suite available for family and friends for a small fee.

Lease  
999 years from 2018  
Service charge- £412.48 per month  
Ground rent £247.50 per half annum

