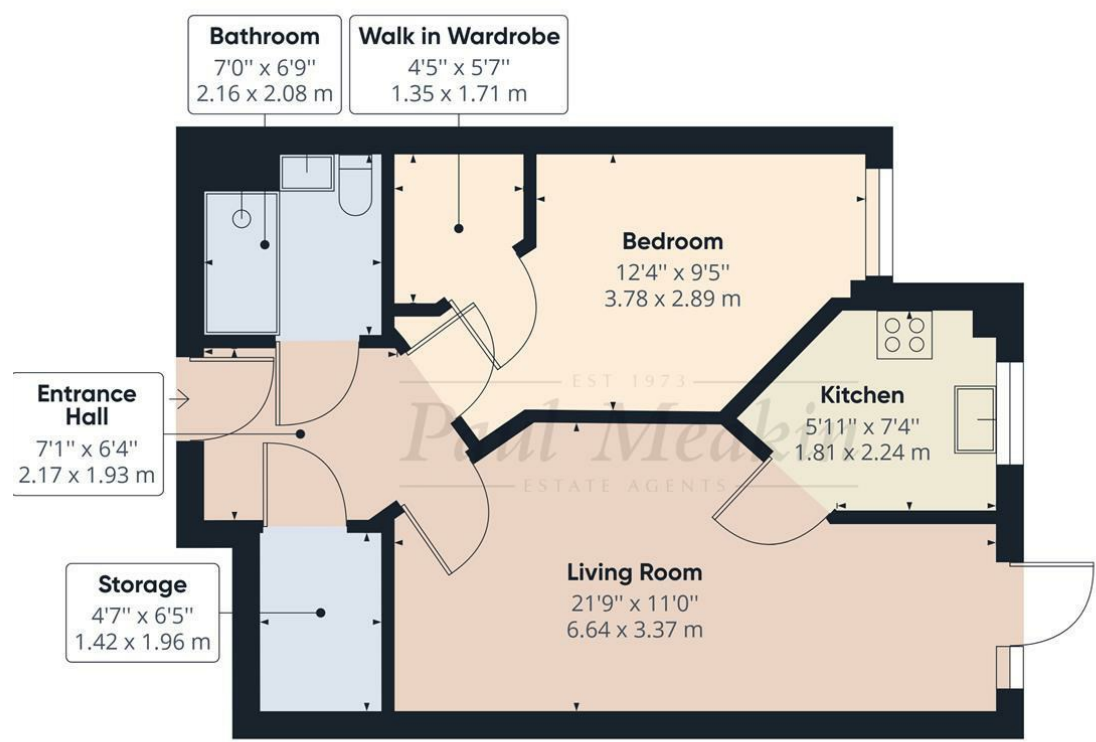




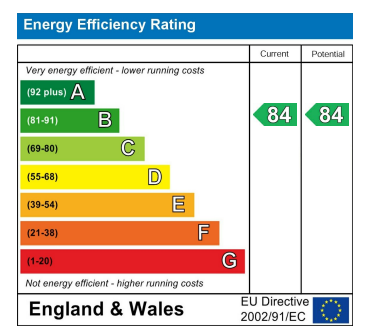
Approximate total area⁽¹⁾
536.89 ft²
49.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2

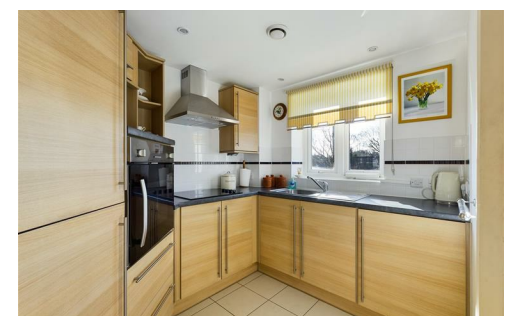


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£300,000 Limpsfield Road, South Croydon, CR2 9LB

- Retirement apartment
- Private balcony
- Double bedroom with walk in wardrobe
- Communal lounge and gardens
- Village location
- Spacious living area
- Fully integrated kitchen
- Contemporary shower room
- Lift
- Another property entrusted to Paul Meakin Estate Agents



A well presented one bedroom retirement apartment situated in the heart of Sanderstead Village. Internally the property boasts a large living area, integrated modern kitchen, double bedroom with walk in wardrobe, spacious shower room and additional storage cupboard. Externally the property has a private balcony with views of the park, communal lounge with kitchenette and a well maintained two tier garden within the grounds.

EPC rating B
Croydon Council tax band C
Tenure: Leasehold
116 Years Remaining on the lease
Annual service charge: Circa £3235.00
Annual ground rent: £500

Entrance Hall
7'1" x 6'3" (2.17 x 1.93)

Living Room
21'9" x 11'0" (6.64 x 3.37)

Kitchen
5'11" x 7'4" (1.81 x 2.24)

Bedroom
12'4" x 9'5" (3.78 x 2.89)

Walk in Wardrobe
4'5" x 5'7" (1.35 x 1.71)

Bathroom
7'1" x 6'9" (2.16 x 2.08)

Storage
4'7" x 6'5" (1.42 x 1.96)

