



23 Atwood House, Addington Road, South Croydon, Surrey, CR2 8AX

Pollard Machin
estate agents since 1885

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£310,000

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Description

Located in Sanderstead, Atwood House is a luxury development designed exclusively for the over 60's. The apartments are beautifully designed with double glazing, insulation and panel heating throughout making them energy efficient.

Accommodation

Entry system linked to your TV so you can see who you are letting in, an intruder alarm and a 24 hour emergency call system. There are also professionally maintained landscaped gardens so they look their best all year round. Guest Suite for family and friends for a small fee as well as a stunning club lounge to entertain your guests or socialize with your new neighbours. Communal Camera Entry System for use with a standard TV: First Floor Apartment located to the rear: Entrance Hall: 19'2 Living Room with walk on balcony: Fitted Kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob, white gloss units, cooker hood and under pelmet lighting: Master Bedroom with walk in wardrobe: Large Storage Cupboard: Shower Room: Double Glazing: Electric Shaver sockets: Heated Towel Rails: Communal Club Lounge: Guest Suite: Beautifully Landscaped Communal Gardens: Car Parking Space available to purchase subject to availability: Mobility Scooter Store (first come basis): 10 Year NHBC Warranty.

Location

Atwood House is located in Sanderstead off the Addington Road with 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, Warmingham and Purley.



Approximate room sizes:

Living room
19'2" x 11'5" / 5828mm x 3480mm

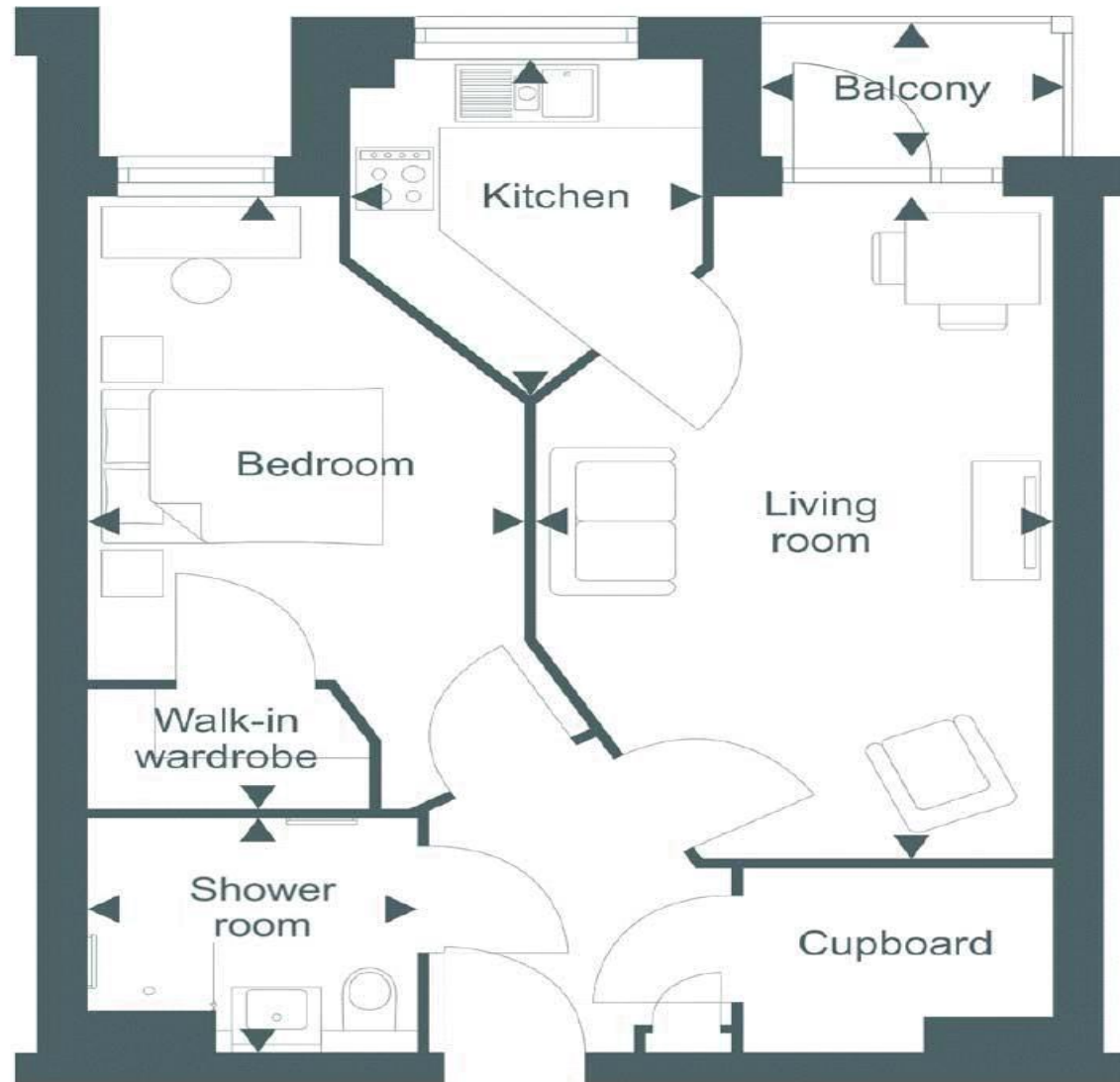
Kitchen
9'10" x 7'10" / 2993mm x 2373mm

Bedroom
17'8" x 9'8" / 5383mm x 2944mm

Shower room
6'10" x 7'4" / 2073mm x 2223mm

Balcony
3'9" x 6'6" / 1128mm x 1984mm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	BB	BB
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Agent 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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