



- Two double bedrooms
- Near to Sanderstead village
- Easy access to transport links
- Two bathrooms
- Loft space

Flat 15, 133 Limpsfield Road, South Croydon, CR2 9LG

Offers In Excess Of £300,000

We are delighted to market this bright and spacious two double bedroom two bathroom top floor flat situated in a great location within walking distance to Sanderstead village and frequent bus services offering easy access to all local train stations. Internally well presented offering a refitted kitchen, a pleasing lounge/diner with double doors to a Juliet balcony, fitted white bathroom suite plus an en suite shower room to the master bedroom. This top floor flat offers loft storage space and comes with one allocated parking space. Your earliest viewing is advised to appreciate location presentation and size.

Leasehold



Property Description

COMMUNAL ENTRANCE HALL

Security entry phone system into block, inner hallway, stairs rising to first and second floor, door to inner hall, front door to flat 15.

ENTRANCE HALL

Wall mounted electric heater, power point, coving, airing cupboard, cloaks cupboard, access to own loft space.

KITCHEN

Refitted wall and base units, 1 1/2 bowl stainless steel sink and drainer unit with mixer taps, built in electric hob, oven with cooker hood above, plumbing and space for washing machine and slim line dish washer, space for tall upright fridge freezer, part tiled walls, power points, wall mounted electric heater.

BATHROOM

White suite, panelled bath with mixer taps and shower attachment, part tiled wall, tiled flooring, pedestal wash hand basin, low level w.c., extractor fan, wall mounted electric heater.

LOUNGE/DINER

Double glazed window, double glazed door to Juliet balcony, power points, coving, television aerial point, wall mounted electric heater, double doors to entrance hall.

BEDROOM ONE

Double glazed window, wall mounted electric heater, coving, power points, built in wardrobes, door to en suite

EN SUITE

Fully tiled shower cubicle with independent wall mounted shower, low level, w.c., pedestal wash hand basin, double glazed window, tiled flooring, wall mounted electric heater, extractor fan.





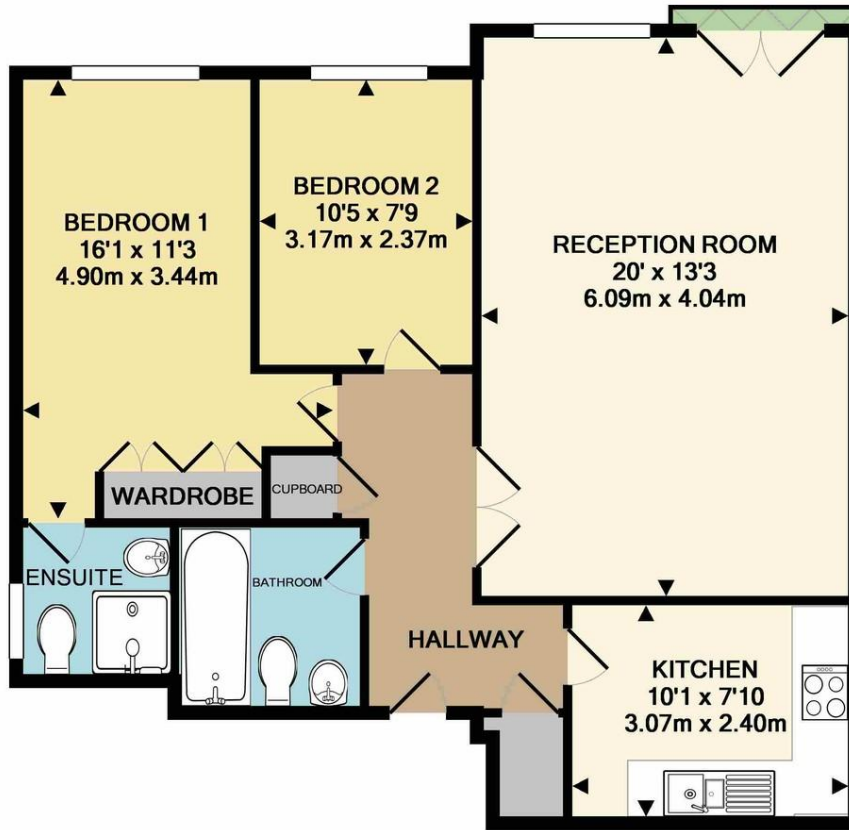
BEDROOM TWO

Double glazed window, wall mounted electric heater, coving, power points.

COMMUNAL GROUNDS

Well maintained communal grounds, one allocated parking space with the flat, communal outside bin cupboards.





TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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		75	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		61	64
		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 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.

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