Asking Price: £375,000

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Set within the beautifully maintained grounds of Haven House, this spacious two double bedroom, two bathroom apartment offers approximately 990 sq ft of accommodation, complemented by an impressive private terrace. Exclusively for the over 55s, this peaceful, gated development combines privacy, security and an attractive residential setting.

Situated on the first floor, with lift access, the apartment centres around a generous 23'11" x 17'5" open-plan kitchen and reception room, providing ample space for both relaxing and entertaining. The contemporary fitted kitchen features sleek white cabinetry, granite worktops and integrated appliances, while large windows allow plenty of natural light.

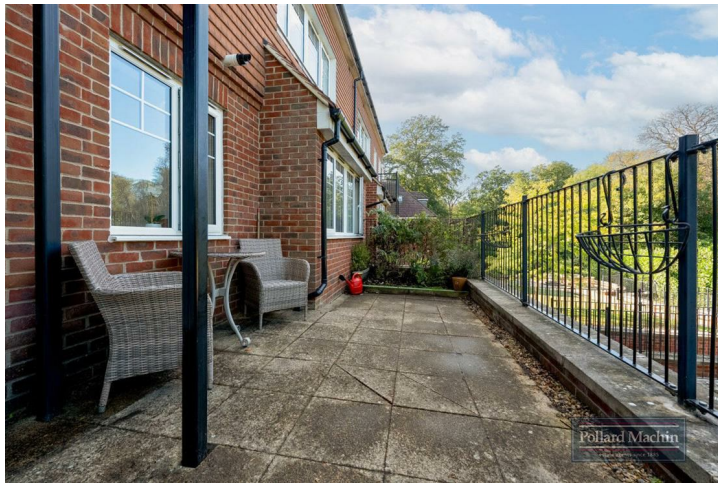
Both bedrooms are well-proportioned doubles, with the principal bedroom measuring 16'5" x 12'2" and enjoying direct access to the substantial 24'9" private terrace. An exceptional feature, this outdoor space offers an ideal setting for relaxing or entertaining, overlooking the attractive communal grounds. A modern family bathroom and separate shower room complete the accommodation.

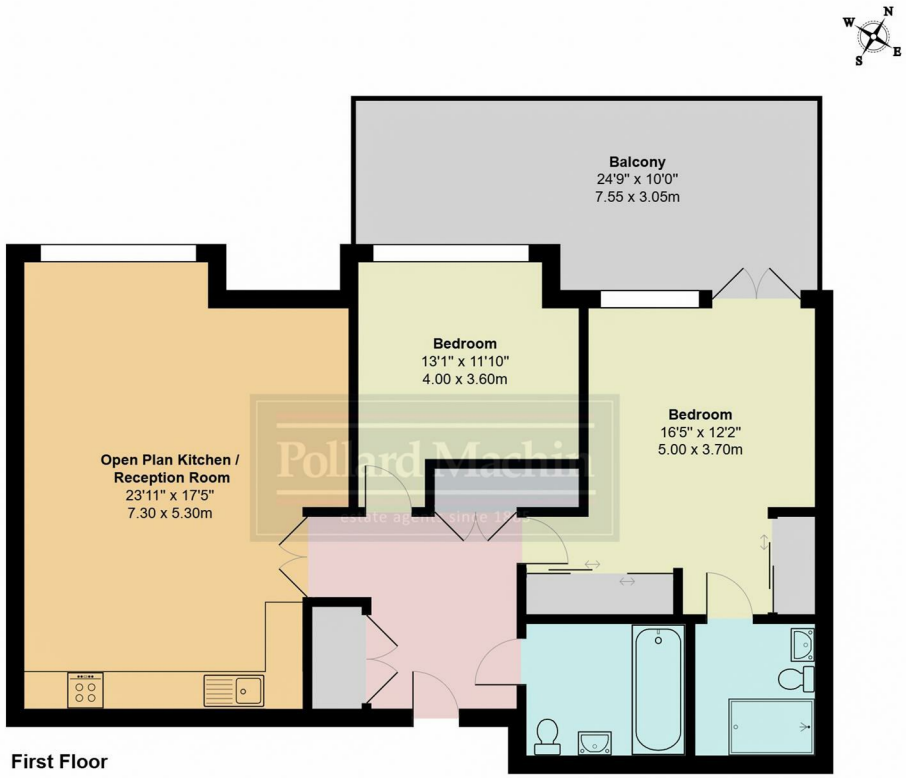
Haven House is approached through secure electric gates and benefits from beautifully landscaped communal gardens, mature planting and residents' seating areas. Further advantages include an allocated parking space within the communal car park and a well-maintained communal entrance.

Conveniently located on Addington Road, the development offers easy access to the shops and amenities of Sanderstead and Selsdon. Nearby bus services connect to surrounding areas and railway stations, making this an appealing location for those seeking a peaceful setting with excellent everyday convenience.

Offered chain free, this is an excellent opportunity to acquire a substantial apartment with exceptional outdoor space in an attractive over-55s development. EPC rating: B. Council Tax Band: E

Years remaining on Lease: 111. Service charge: c. £2,400 pa. Ground rent: £365 pa





Haven House, Sanderstead, CR2
Approx. Gross Internal Area 990.3sq ft / 92 sq meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Key Features:

- Very spacious, 990 sq ft apartment
- Two large double bedrooms
- Generous open plan-reception
- Very well maintained
- Large private terrace
- Quiet and welcoming building
- Well-presented communal areas
- Chain-free sale
- Allocated, gated parking space

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.

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Viewings strictly by appointment only

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