



Alden Court

RETIREMENT PROPERTIES
For Sale/Rent
0333 321 4076

21 Alden Court, Fairfield Path, Croydon, Surrey, CR0 5QN

Pollard Machin
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£125,000

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Description

Offered to the market with no onward chain is this first floor one double bedroom retirement apartment for those aged over 60 (in case of couples younger needs to be over 55) EPC rating TBC. Council tax band D.

Accommodation

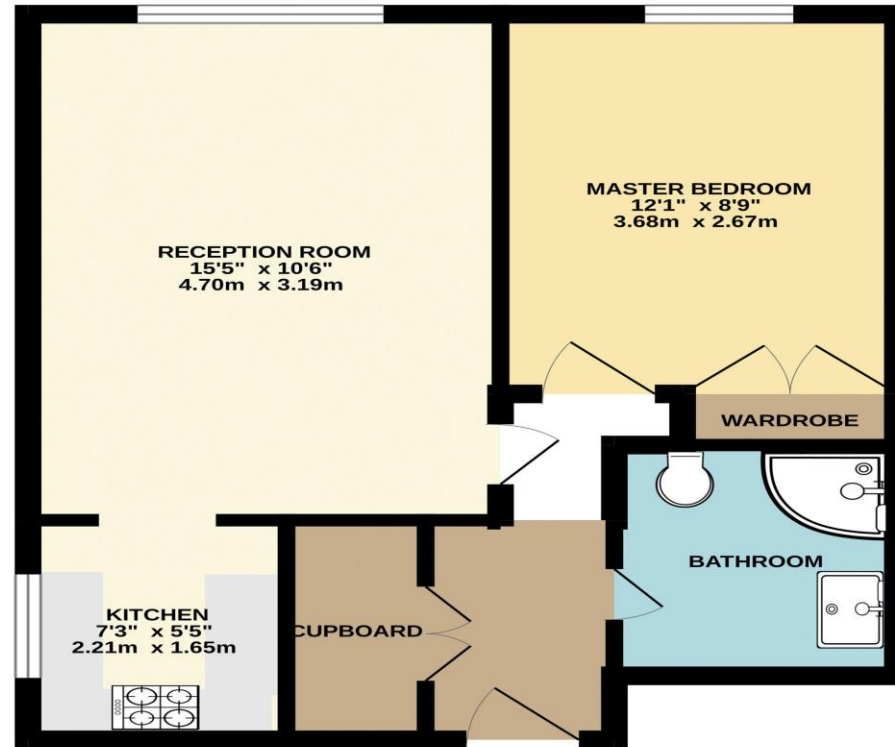
Situated within a purpose built block and constructed in 1988, the apartment is to the rear of the building and comprises entrance hall with storage cupboard, bathroom, double bedroom and spacious 15'5ft x 10'6ft reception room with separate modern kitchen. Benefitting from electric heating, double glazing, secure video phone entry system, lift, 24 hour emergency helpline, residents lounge, laundry room and guest suite, communal gardens, residents car parking and no onward chain. There is a ground rent of £249 every six months and a service charge of £1000 paid six monthly (£2000/year).

Location

Located on Fairfield Path opposite Croydon Park Hotel and adjacent to Park Hill Park less than 0.3 miles from East Croydon's mainline station which offers regular links into London Bridge and Victoria Stations as well as Gatwick Airport and the South Coast. Croydon Tramlink is in proximity along with several bus routes. Croydon Town Center offers plethora of shopping and restaurant facilities including the Whitgift and Centrale shopping centers, Boxpark along with the 'Restaurant Quarter'.



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 418 sq.ft. (38.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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