



27 Mildred Court Bingham Road, Addiscombe, Croydon, London,



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£145,000

Cromwells
ESTATE AGENTS



27 Mildred Court Bingham

Addiscombe Croydon, CR0 7EX

£145,000

NO CHAIN! A fantastic opportunity to acquire this luxurious one double bedroom first floor apartment forming part of a popular modern, Pegasus Retirement Homes development in a much sought after location.

Features include a large living room/diner, fitted kitchen, spacious bathroom, heating, storage, 24 hr emergency pull cord system, double glazing, passenger lift to all floors, large residents lounge with library and kitchen areas, guest suite available, laundry room, gym, well maintained communal gardens, grounds and parking facilities. Located for easy access to Addiscombe Tram link stop serving East Croydon Rail Station and beyond, bus routes, high street shops, convenience stores, cafes and restaurants, churches including St Mildreds, Addiscombe recreation ground and parks.

Suitable for purchasers over 60 years of age. (Partner can be aged 55 or over).

Lease: 125 years from 1/1/2006

EPC Rating B. Council Tax Band C.



Accommodation

Secure communal entrance. Lift and stairs to all floors.

Front door leading to hallway.

Hallway:

Cornicing, slimline panel heater, Tunstall emergency pull cord system, cloaks and storage cupboard housing fuse box, storage cupboard housing Gledhill Electric Off-Peak Mains Pressure System.

Lounge/Diner:

Creda storage heater, cornicing, emergency pull cord, dual aspect double glazed windows and feature fireplace.

Kitchen:

Fitted base and wall units, Hotpoint hob, Hotpoint oven, Hotpoint extractor hood, integrated fridge/freezer, single drainer stainless with mixer tap,





part tiled walls and coving.

Bedroom:

Built in wardrobe, Creda storage heater, emergency pull cord, coving and double glazed window.

Bathroom:

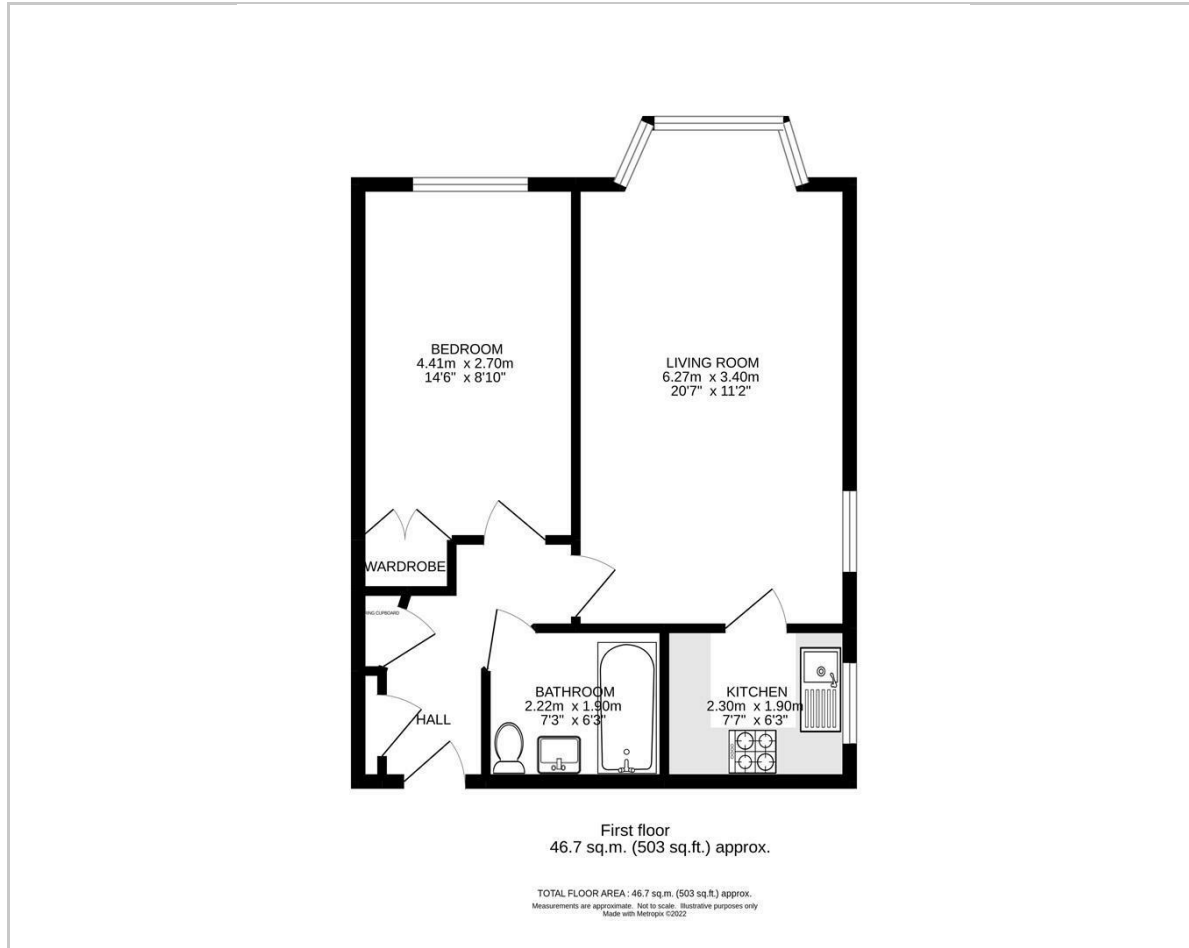
Panel bath with taps, mixer shower, towel rail, shower curtail rail, hand wash basin with taps, emergency pull cord, mirror, vanity unit with lighting, push button WC, fan heater, Xpelair extractor unit, coving, flooring and tiled walls.



Outside: well maintained communal garden and grounds.



Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	