

RETIREMENT

HOMESEARCH

15 Sovereign Court (South Croydon)

Britain's Number One
Retirement Property Specialist

Warham Road, Croydon, Surrey, CR2 6LP



**PRICE: Offers in Excess of
£150,000**

Lease: 125 years from 2001

A REFURBISHED ONE BEDROOM RETIREMENT APARTMENT WITH HOBBY ROOM/SECOND BEDROOM LOCATED ON THE FIRST FLOOR Sovereign Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 39 properties in total, 30 of which are situated within the main building over three floors and 9 in a separate annexe over three floors. This property benefits from flexible living accommodation currently set up with a hobby room which could offer a second bedroom. Both buildings are served by a lift. There is a Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is the Appello call system to ensure that help is at hand 24 hours a day, 365 days a year. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a

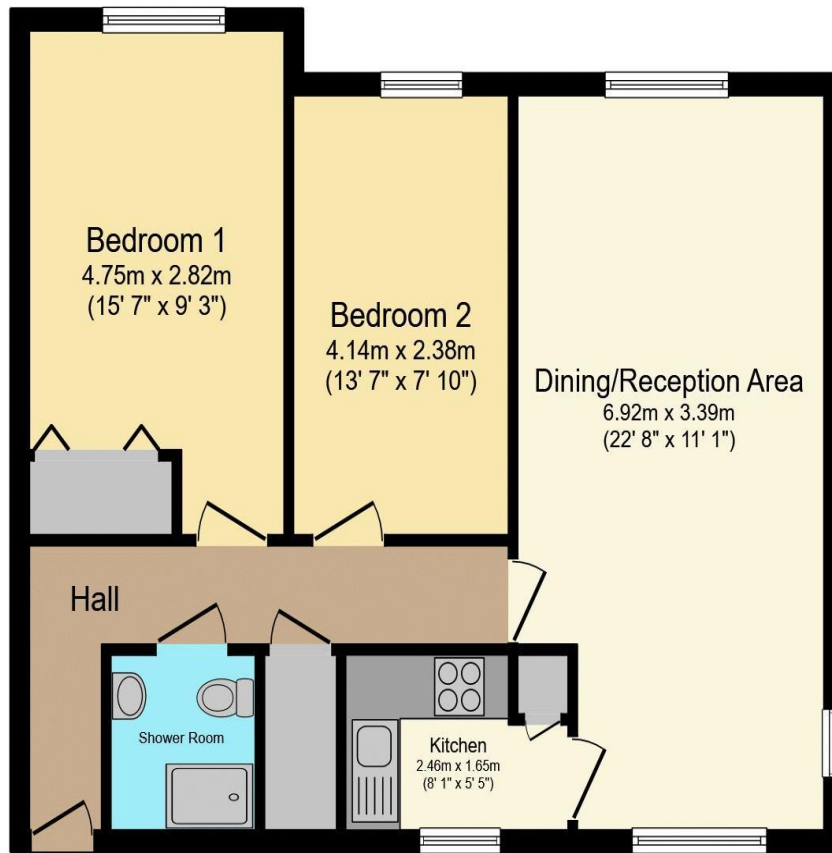
Residents' lounge with access to gardens
Appello emergency call system
Main entrance door security system (linked to TV)
Lifts to all floors
Minimum Age 60

Guest suite with shower room in main building
Development Manager
Limited Car parking and Communal Gardens
Lease: 125 years from 2001



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

📞 01425 632218 📧 Mandy.bolwell@retirementhomesearch.co.uk



Total floor area 62.5 m² (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	83
(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	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£410.00

Ground Rent Period Review:

Next Uplift 2024

Annual Service Charge:

£5,329.28

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.