

## 3 Sovereign Court (South Croydon)

Warham Road, Croydon, Surrey, CR2 6LP



**PRICE: £155,000**

**Lease: 125 years from 2001**

### Property Description:

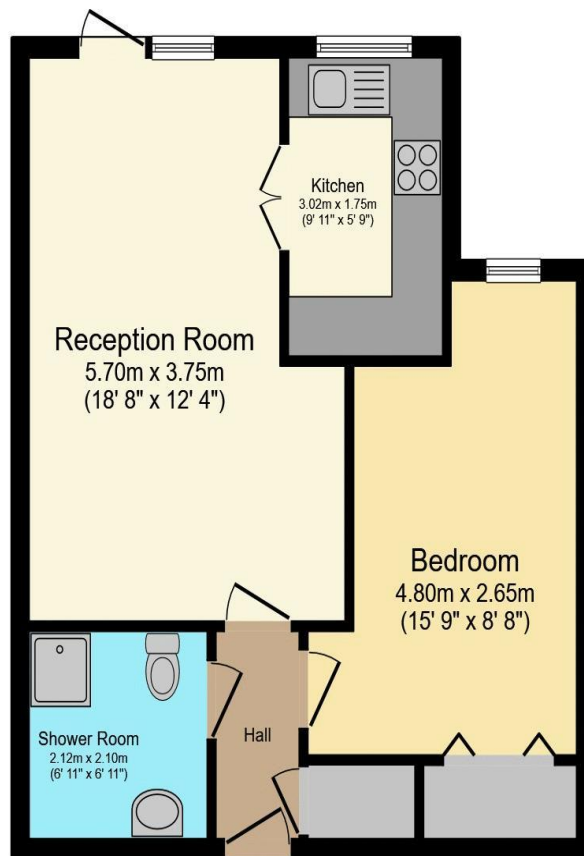
#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR**

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. 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 couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- 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**



Total floor area 47.8 m<sup>2</sup> (514 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2024**

**Annual Service Charge:**

**£3,605.84**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.