

4 Autumn Lodge

1 South Park Hill Road, Croydon, Surrey, CR2 7DY



PRICE: £100,000

Lease: 99 years from 1987

Property Description:

A STUDIO RETIREMENT APARTMENT ON THE GROUND FLOOR

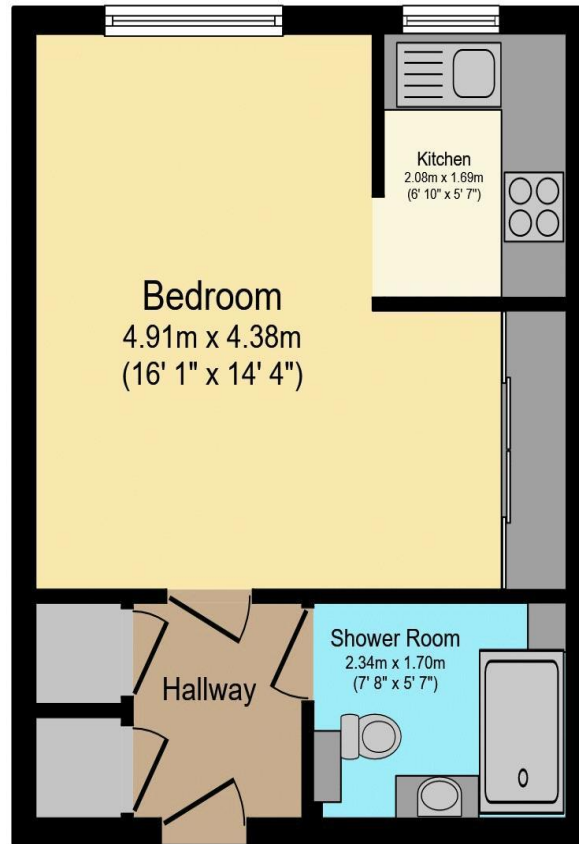
Autumn Lodge comprises 26 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off site there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be of state pension age. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge and Communal Garden
Communal Laundry
24-hour emergency Appello call system
Car Parking (subject to availability)
Double Glazed Windows

Development Manager
Lifts to all floors
Guest Suite
Lease: 99 years from 1987



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



Total floor area 30.3 m² (327 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		
(69-80)	C	80	81
(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:

31/03/2025

Annual Ground Rent:

£195.00

Ground Rent Period Review:

2037

Annual Service Charge:

£4376.54

Council Tax Band:

B

Event Fees:

0.00 Transfer

0.00 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.