

12 Marlowe Lodge

322-326 Wickham Road, Croydon, Surrey, CR0 8BH



PRICE: £160,000

Lease: 99 years from 1988

Property Description:

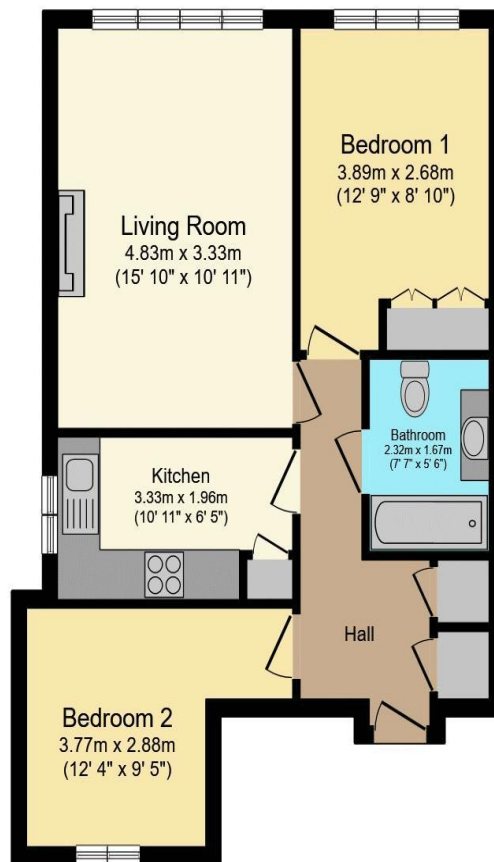
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR Marlowe Lodge consists of 23 apartments arranged over two floors and has been designed for those aged fifty five plus. The development has a 24 hour emergency monitoring system and a security entry system on the main door. As well as the residents lounge - a very popular feature - there is a fully equipped laundry room, lift to both floors, parking facilities and a guest suite for visiting friends and relations. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge
Communal laundry
Security door entry system
Guest suite and Lift
24 hour emergency Appello call system

Visiting Development manager
Minimum Age 55
Some Parking
Lease: 99 years from 1988



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



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		77
(55-68)	D	81	
(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:

31/03/25

Annual Ground Rent:

£270.00

Ground Rent Period Review:

Next Uplift 2038

Annual Service Charge:

£4352.35

Council Tax Band:

C

Event Fees:

0.5% Transfer

0% 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.