

Mill Court 44-46 Brighton Road, South Croydon CR2 6AS

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welcome to

Mill Court 44-46 Brighton Road, South Croydon

Situated on the second floor of the popular Mill Court retirement development, this spacious and well-maintained one-bedroom apartment offers comfortable and independent living for the over 55s.

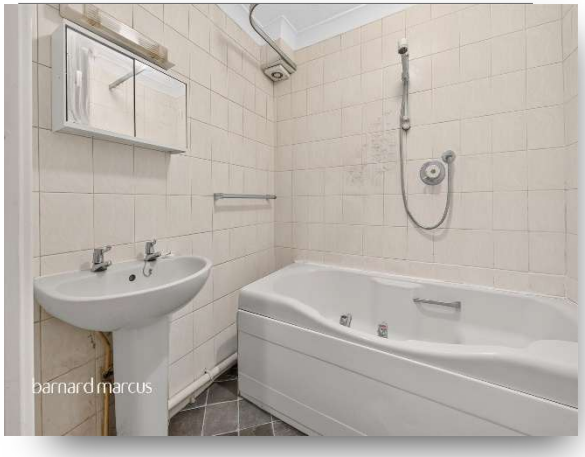


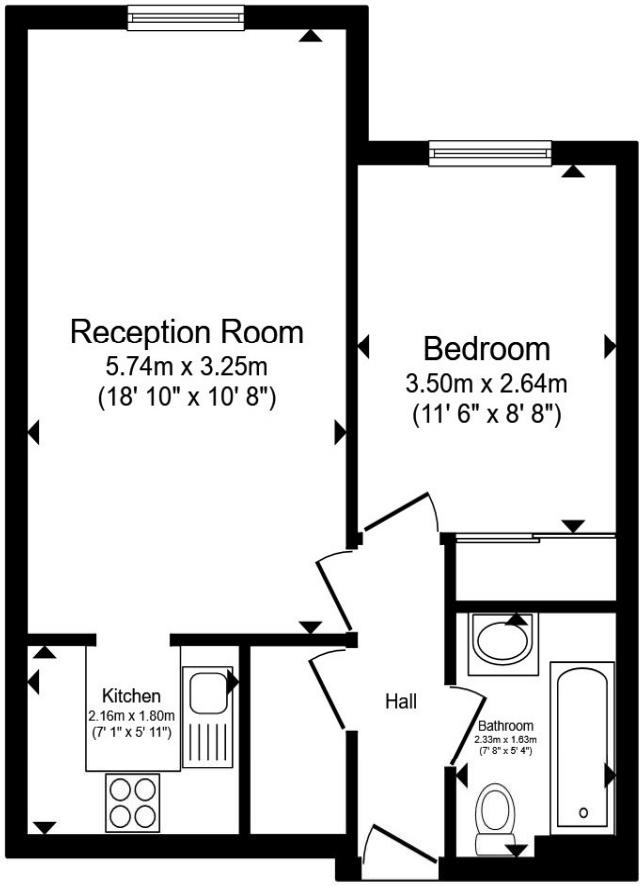












Second Floor

Total floor area 42.8 m² (461 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). Powered by www.propertybox.io

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The property features a generous reception room with ample space for both living and dining, a separate fitted kitchen, a good-sized double bedroom, and a well-appointed bathroom.

The apartment is bright and neutrally decorated throughout, providing a blank canvas for a new owner to make their own. The well-designed layout includes useful storage space and a welcoming entrance hall, creating a practical and comfortable home within this sought-after retirement community.

Mill Court benefits from attractive communal areas, well-kept grounds, lift access, an on-site community atmosphere, and the convenience of resident parking. The development is ideally suited to those seeking a secure and low-maintenance lifestyle while retaining their independence.

Conveniently located on Brighton Road, the development is within easy reach of local shops, supermarkets, cafés, healthcare facilities and other everyday amenities. Excellent transport links are available nearby, including regular bus services and rail connections from South Croydon Station, providing straightforward access to Central London and surrounding areas. The area is also home to a number of highly regarded schools and educational facilities for visiting families, while residents can enjoy nearby green spaces including Lloyd Park, Croham Hurst Woods, and several local parks offering pleasant walks and outdoor recreation.

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- One-bedroom retirement apartment
- Second-floor position with lift access
- Spacious reception/dining room
- Separate fitted kitchen
- Well-appointed bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3495.72
Ground Rent: 263.60

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£70,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110282

The Property Ombudsman

Property Ref:
SCS110282 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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