



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	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	



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 40 Mildred Court 26 Bingham Road, Addiscombe, Croydon, Surrey
 CR0 7EX

£925 pcm

- 🏠 Superb Retirement Apartment
- 🏠 Sunny South Facing Views Across Parkland
- 🏠 Gated Residents Parking
- 🏠 Lift Service
- 🏠 OVER 60'S ONLY
- 🏠 Extremely Popular Development
- 🏠 Excellent Communal Facilities
- 🏠 Available Immediately

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



Flat 40 Mildred Court 26 Bingham Road, Addiscombe, Croydon, Surrey CR0 7EX

RETIREMENT FLAT FOR TENANTS OVER THE AGE OF 60 ONLY A superb top floor (2nd) with lift service. One bedroom retirement apartment for the over 60's within the ever popular Mildred Court Development with its wide selection of residents facilities and gated residents parking. Benefits of the property to note include a sunny south facing dual aspect living room overlooking the rear of the development with a Juliet style balcony and views of parkland, fitted wardrobes, integrated appliances and useful storage facility.

Location

Mildred Court can be found on Bingham Road which is off of Addiscombe Road with its popular selection of local shops, bus routes and tram stop. Addiscombe Road Recreation Ground is also nearby, whilst Croydon town centre is just a short bus ride away.



Ground Floor

Entrance Hall

Main entrance door, communal hallway, House Manager's office, communal lounge, gym, laundry room and lift service to:

Second Floor

Entrance Hall

entrance door, entry phone receiver, coved ceiling, cloaks cupboard, linen cupboard housing boiler, fitted carpet.

Living Room

18' 1" x 11' 1" (5.51m x 3.38m) UPVC dual aspect double glazing, Juliet style balcony to rear with windows either side looking out over Addiscombe Recreation Ground, UPVC double glazed casement window to side looking onto St Mildred's Church, feature fireplace with ornate surround, coved ceiling, storage heater, fitted carpet.

Fitted Kitchen

7' 7" x 6' 8" (2.31m x 2.03m) UPVC double glazed window to side, a full selection of white wall and base units incorporating drawers, work surfaces with a tiled splash back, single stainless steel sink unit, electric hob with extractor over, eye level electric oven and grill, integrated fridge/freezer, spotlights, vinyl flooring, multi pane door.

Bedroom

14' 4" x 9' 2" (4.37m x 2.79m) UPVC double glazed window to rear, storage heater, coved ceiling, fitted wardrobe, fitted carpet.

Bathroom

matching white suite comprising panelled bath with shower over, wash hand basin set to vanity unit with concealed low level WC, fitted mirror with medicine cabinets to either side incorporating lighting, heated towel rail, shaver socket, wall mounted heater, coved ceiling, fitted carpet.

Outside

Residents Gated Parking

ADDITIONAL INFORMATION

Council Tax

Croydon Council Band C

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within

15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the

time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs

incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

