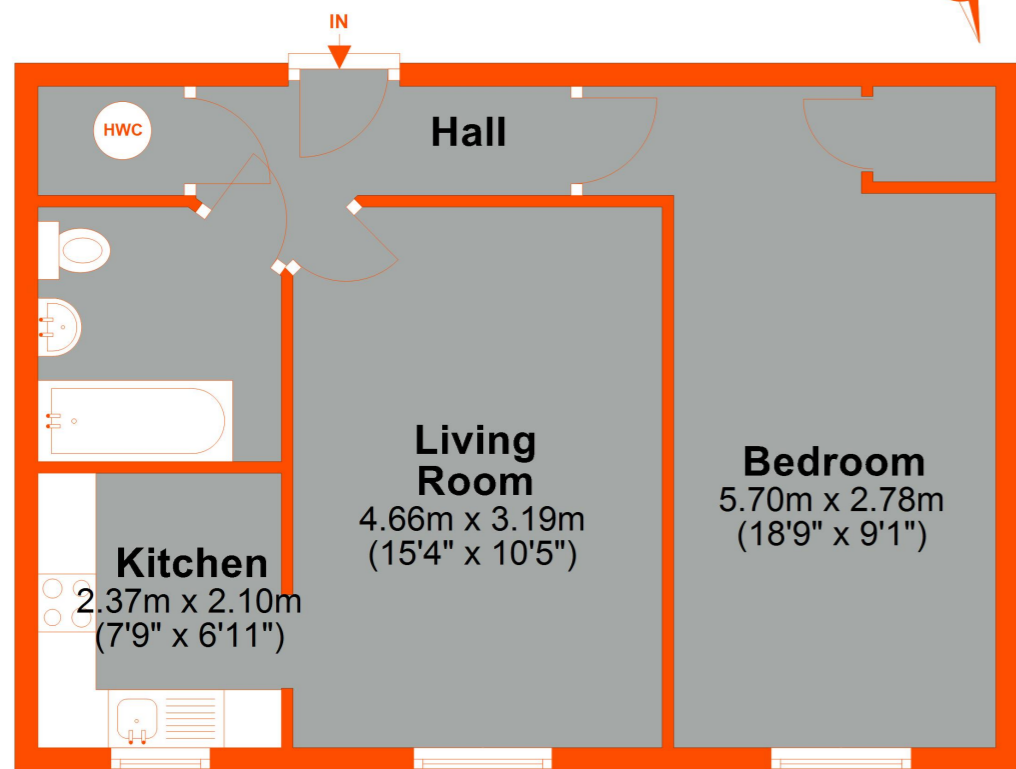


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 47.1 sq. metres (507.3 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

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 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



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 41, Mildred Court, 26 Bingham Road, Addiscombe, Croydon, Surrey
 CR0 7EX

£199,950 Leasehold

- 🔴 CHAIN FREE
- 🔴 One Bed Retirement Flat.
- 🔴 Double Bedroom
- 🔴 Residents Lounge, Laundry, Gym & Lift
- 🔴 Over 60's Only
- 🔴 Juliette Balcony
- 🔴 Gated Residents Parking
- 🔴 108 Years Remaining on Lease

Flat 41, Mildred Court, 26 Bingham Road, Addiscombe, Croydon, Surrey CR0 7EX

CHAIN FREE A splendid 2nd floor (lift access) one bedroom retirement apartment with balcony, set within an exclusive development (age restriction 60 years) with secure gated parking and 108 year lease. The property has a large lounge with Juliette balcony, double fitted bedroom, modern bathroom, fully fitted kitchen, emergency pull cords, deep storage cupboards and a sunny south facing aspect. It also benefits from access to lift, secure gated parking, residents lounge, laundry room, gym, guest suite, communal gardens and house manager. The retirement development is well maintained and enjoys a hotel feel.

Location

Ideally placed, only a short walk from Lower Addiscombe shops, bus routes, Addiscombe tram stop and Addiscombe Recreation Ground is nearby. East Croydon Station with a fast and frequent service to Central London and beyond is a bus ride away.



GROUND FLOOR

Communal Entrance

Stairs and lift to second floor.

SECOND FLOOR

Personal Entrance Hall

Electric wall heater, entryphone receiver, airing cupboard housing hot water cylinder, emergency pull cord, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with shower and foldback screen, concealed flush WC, wash hand basin, wall and base vanity units, heated towel rail, wall mirror, electric wall heater.

Lounge

Double glazed doors and windows opening onto a Juliette balcony overlooking the gardens to rear, electric fire with Adam style fireplace surround, night storage heater, emergency pull cord, fitted carpet.

Kitchen

Single drainer stainless steel sink unit set in a matching range of worktops, wall/base units, drawers and shelves, fitted electric hob, hood and oven, integrated fridge freezer, part ceramic tiled walls, double glazed window to rear.

Bedroom

Double glazed window to rear, built-in wardrobes, night storage heater, deep built-in storage cupboard, emergency pull cord, fitted carpet.



EXTERIOR

Communal Gardens

Well maintained communal gardens

Gated Residents Parking

ADDITIONAL INFORMATION

Lease

108 Years

Service Charges

Current Year - £2911.85

Council Tax

London Borough of Croydon band C

Agents Note

This property is owned by a relative of a member of staff of George Proctor & Partners.

