



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
 Approx. 51.3 sq. metres (552.5 sq. feet)



**Total area: approx. 51.3 sq. metres (552.5 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.  
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Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 1, Mildred Court, 26 Bingham Road, Addiscombe, CROYDON, Surrey  
 CR0 7EX

**£240,000 Leasehold**

- CHAIN FREE
- Gated Residents Parking
- Ground Floor Retirement Apartment
- Over 60's Only
- Double Bedroom and Spacious Living Room
- Private Patio and Communal Gardens
- Modern Shower Room
- Residents Lounge, Gym, and Laundry



## Flat 1, Mildred Court, 26 Bingham Road, Addiscombe, CROYDON, Surrey CRO 7EX

A ground floor 1 double bedroom Retirement Apartment leading out to a private patio area, tastefully decorated throughout. Hardwood flooring, modern shower room, fitted kitchen, double bedroom with fitted wardrobe and spacious lounge. Additional benefits to note include residents lounge with library area, communal garden, secure gated parking, laundry room, guest suite, gym and house manager.

### Location

Mildred Court is an extremely well maintained retirement development situated just a short walk from Lower Addiscombe shops, various bus routes and Addiscombe Tram Stop. Addiscombe Recreation Ground is also near by as is East Croydon Station.



### GROUND FLOOR

#### Main Entrance

With communal hallway tastefully decorated with fitted carpet.. House Manager's Office.

#### Apartment Entrance Hall

Entrance door, coved ceiling, entry phone receiver incorporating resident's alarm, storage cupboard, hardwood flooring.

#### Living Room

UPVC double glazed door to patio, UPVC double glazed windows to either side, coved ceiling, wall mounted storage heater, hardwood flooring.

#### Fitted Kitchen

UPVC double glazed window to rear with fitted blind, comprehensive selection of fitted white wall and base units incorporating ceramic one and half bowl sink unit, drawers, ample work surfaces with local tiling, electric hob with extractor over, eye level stainless steel Bosch oven, integrated fridge freezer, tiled floor.

#### Bedroom

UPVC double glazed window to rear, fitted wardrobe, coved ceiling, storage heater, hardwood flooring.

#### Shower Room

Glass fronted large shower cubicle, wash hand basin and concealed low level WC set to white high gloss vanity unit incorporating cupboards and drawers, fitted mirror with integral lighting, heated towel rail, fully tiled briquette style tiling, anti-slip vinyl tiled flooring.

### EXTERIOR

#### Own Private Patio

Paved patio with room for garden table and chairs, overlooking communal garden.

#### Communal Garden

A mature south facing secluded rear garden.

#### Residents' parking

Gated parking.

### ADDITIONAL INFORMATION

#### Maintenance and Ground Rent

£3,200 per annum

#### Lease

108 years

#### Council Tax

London Borough of Croydon band C

