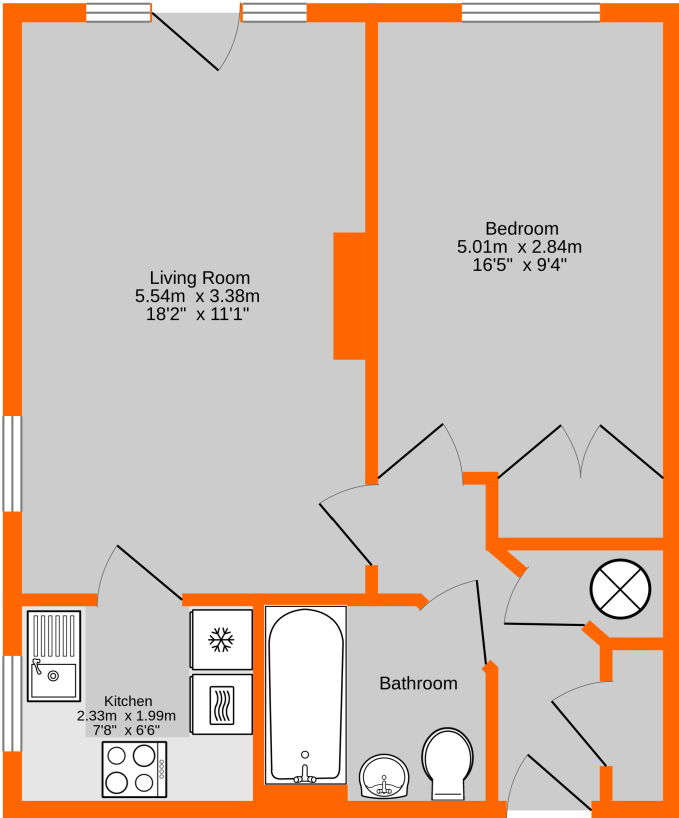




Top Floor Flat
45.9 sq.m. (495 sq.ft.) approx.

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		



TOTAL FLOOR AREA : 45.9 sq.m. (495 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Shirley Office - 020 8777 2121

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

£200,000 Leasehold

- CHAIN FREE
- Over 60's Only
- Double Bedroom
- Residents Lounge, Laundry, Gym & Lift
- Superb Retirement Apartment
- Juliette Balcony
- Gated Residents Parking
- 105 Year Lease

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

CHAIN FREE A splendid 2nd floor (lift access) one bedroom retirement apartment (age restriction 60 years) with balcony, set within an exclusive development with secure gated parking and 105 year lease. The property has a large lounge with Juliette balcony, double bedroom with fitted wardrobe, modern bathroom, fully fitted kitchen, emergency pull cords, cloaks cupboard, large walk-in personal lockup store, and a sunny south facing aspect. It also benefits from access to lift, secure gated parking, resident's lounge, laundry room, gym, guest suite, communal gardens and house manager. The retirement development is well maintained and enjoys a hotel feel.

Location

Mildred Court can be found on Bingham Road which is off Lower Addiscombe Road with its popular selection of local shops, bus routes and tram stop. Lower Addiscombe Road Recreation Ground is also nearby, whilst Croydon town centre is just a short bus ride away. St Mildred's Church and Community Centre is adjacent to the property.



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

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

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

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.

Large Walk-in Personal Lockup Store

Outside

Communal Gardens

Well maintained communal gardens.

Residents Gated Parking

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band C

Lease

105 Years

Service Charges and Ground Rent

Annual Service Charge: £3,070

Annual Ground Rent: £400

Utilities

MAINS - Electricity, Water and Sewerage.

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

