



Brighton Road, South Croydon,
Offers in excess of: £90,000

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TWO BEDROOM RETIREMENT APARTMENT FOR THE OVER 55 YEAR OLDS.

The property briefly comprises entrance hall, good size living room, fitted kitchen, two bedrooms and shower room. Other features include an entry phone and a 24 hour emergency Apello call system.

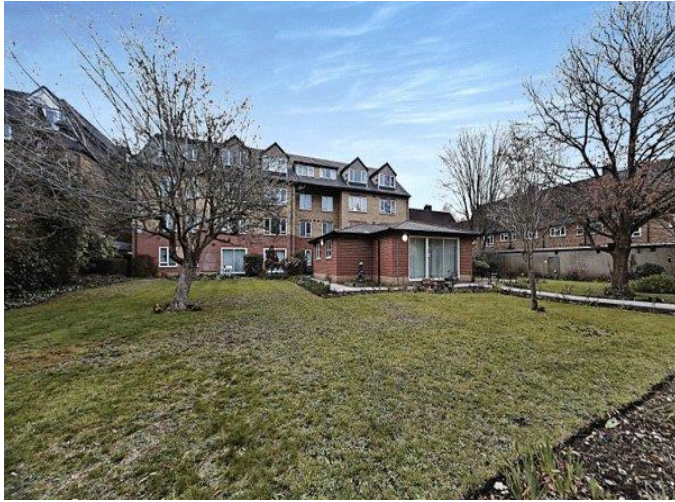
The retirement block benefits from a house manager, and further amenities include a communal lounge, a laundry room and guest bedroom. The large communal garden is very well maintained and there are limited visitor and resident parking spaces at the front of the development.

There are excellent local shops and amenities in South Croydon including local bars and restaurants. Bus services and South Croydon Train Station with direct links to Central London are within walking distance.



Total floor area 53.6 sq.m. (577 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£2751.40 per 6 months**

Years Left on Lease: **88**

Ground Rent: **£264**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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