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ESTATE AGENTS



Flat 20, Alden Court Fairfield Path, Croydon, CR0 5QN

Asking price £95,000



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# Flat 20, Alden Croydon, CR0 5QN

Well Presented One Bedroom First Floor Retirement Flat

Modern Interiors

24 Hour Emergency Careline

Residents Lounge, Laundry Room and Guest Suite

No Chain

Superb East Croydon Location

Ample Inbuilt Storage

Residents Parking and Communal Gardens

Communal Lift

Moments from East Croydon Station and Town Centre

Well presented one bedroom first floor retirement flat with resident's parking and no onward chain, set within a popular retirement development for those over 60 years (or couples where the younger is over 55). Ideally situated just moments from East Croydon station and town centre amenities, the property provides bright, well planned accommodation with modern interiors throughout. Features include a generous reception room and separate well equipped kitchen, useful inbuilt storage, electric heating, and double glazing. The development itself further offers 24 hour emergency careline, residents lounge, laundry room, guest suite, lift, and attractive communal gardens.

Accommodation comprises entrance hall with inbuilt storage cupboard, leading into the spacious reception room with wide double glazed window and ample space for relaxing and dining. A doorway leads through to the separate kitchen, comprising a range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven, and further space for appliances. There is a spacious double bedroom with a useful inbuilt wardrobe, and a bathroom with modern suite.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham with regular bus routes connecting the surrounding area. Croydon town centre is just a short distance away offering a larger selection of branded shopping, bars, restaurants and leisure facilities. The open spaces of Park Hill Park are also close-by.

Lease Term: 125 years from 30 November 1990 – 90 years remaining.

Service Charge: £3,055.18 per annum.

Ground Rent: £553.69 per annum.

All prospective purchasers are advised to make their own enquiries via a solicitor.



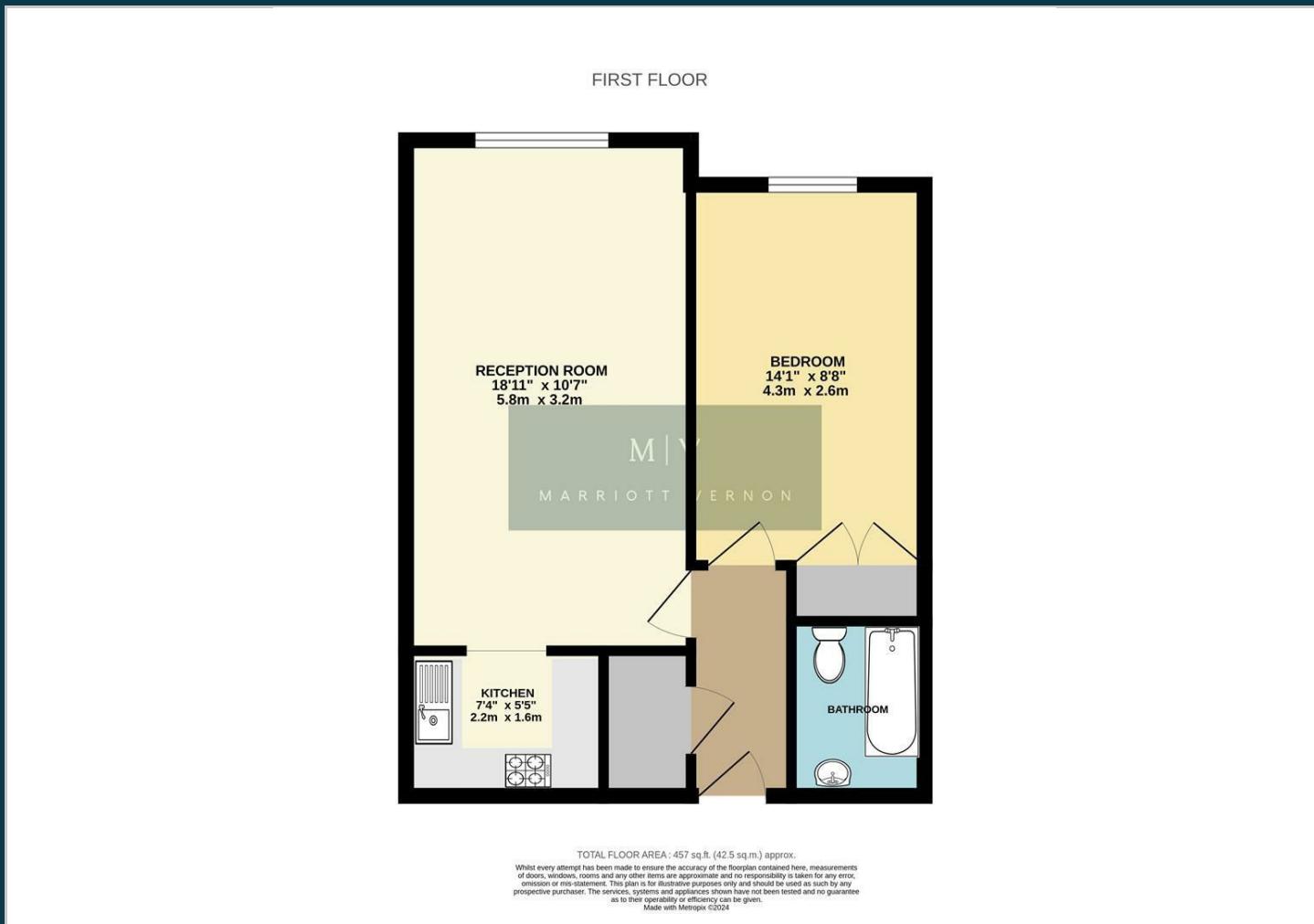




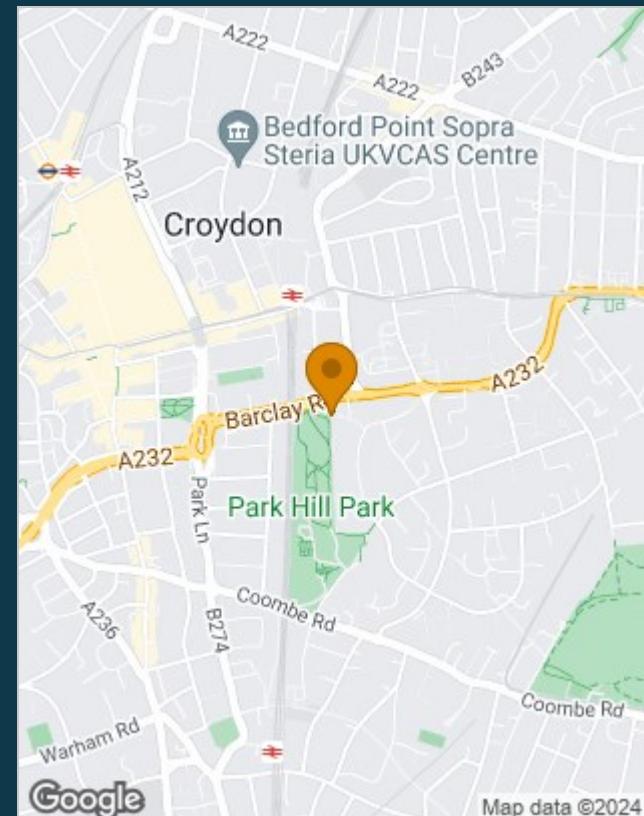
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## Floor Plans



## Location Map



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

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.