



Flat 46 Alden Court , Fairfield Path, Croydon, Surrey, CR0 5QN

**Pollard Machin**

estate agents since 1885

Flat 46 Alden Court  
Fairfield Path  
Croydon  
Surrey CR0 5QN

£93,950

**Pollard Machin**  
estate agents since 1885

#### Description

Offered to the market with no onward chain is this third floor one double bedroom retirement flat for those aged over 60 ( in case of couples younger needs to be over 55) EPC rating TBC. Council tax band D.

#### Accommodation

Situated within a purpose-built block constructed in 1988, the property is situated in the rear of the building and comprises entrance hall with storage, bathroom, double bedroom and spacious 15'5ft x 10'6ft reception room with separate modern kitchen with a window. Benefiting from recently replaced carpets, electric heating, double glazing, secure video phone entry system, lift, 24 hour emergency helpline, residents lounge, laundry room and guest suite, communal gardens, residents car park and no onward chain. There is a ground rent of £249 every six months and a service charge of approx £3050 per annum. 90 years remaining on lease.

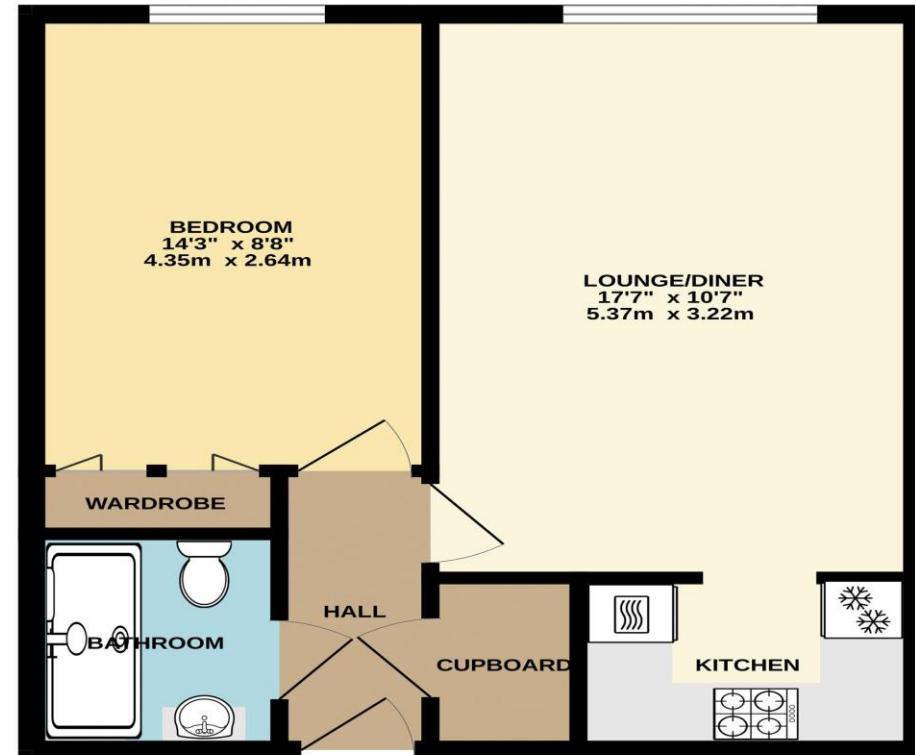
#### Location

Located on Fairfield Path opposite Croydon Park Hotel and adjacent to Park Hill Park less than 0.3 miles from East Croydon's mainline station which offers regular links into London Bridge and Victoria Stations as well as Gatwick Airport and the South Coast. Croydon Tramlink is in proximity along with several bus routes. Croydon Town Center offers plethora of shopping and restaurant facilities including the Whitgift and Centrale shopping centers, Boxpark along with the 'Restaurant Quarter'.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 442 sq.ft. (41.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings have not been taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpstield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**  
estate agents since 1885

