

MANCHESTERS SOLICITORS

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ALDEN COURT, FAIRFIELD PATH, CROYDON CR0 5QN

A PLEASANT ONE BEDROOM SECOND FLOOR RETIREMENT FLAT LOCATED CLOSE TO CENTRAL CROYDON SHOPS AND THE FAIRFIELD HALLS. EAST CROYDON STATION IS ALSO A SHORT WALK AWAY.

£90,000 OFFERS IN EXCESS OF (LEASEHOLD)

- ❑ 1 BEDROOM SECOND FLOOR RETIREMENT FLAT
- ❑ 17' LOUNGE
- ❑ MODERN FITTED KITCHEN
- ❑ MODERN BATHROOM
- ❑ COMMUNAL FACILITIES
- ❑ SHARED PARKING

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Smoke Alarm, cove cornice, large cupboard/aircupboard housing meters and fuse box, access to loft, entry phone system and storage heater.

Lounge: 5.32m x 3.24m (17'4 x 10'6) cove cornice, double glazed window with further secondary glazed unit over, fireplace with display mantel, wall light points, economy 7 storage heater, air condition unit, archway through to kitchen.



Kitchen: 1.65m x 1.65m (5'4 x 5.4). Range of wall and base storage units, with fitted work surfaces, 4 ring electric hob and fitted extractor hood over, electric oven built into tower unit, single drainer stainless steel sink unit with mixer taps, extractor fan, tiled walls.



Bedroom 1: 3.03m x 2.6m (9'9 x 8'7) Double glazed window with secondary glazed unit over, air conditioning unit. Storage heater, built in mirror fronted wardrobes, emergency call button, carpet, wall light points.



Bathroom: Panelled bath with seat and electric shower over. Low level WC, Wash hand basin set into vanity unit with cupboard below, vanity mirror over and light, tiled walls, electric wall heater, extractor fan and heated towel rail



Service charge: £1,900 per annum to include buildings insurance
Ground rent: £125.00 per annum

OUTSIDE: Communal gardens with lawn and shrubs surround the building. Visitors parking.

COMMUNAL FACILITIES: There is use of a communal lounge and kitchen, and laundry room.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. Home Information Packs (HIPS) are now in force for all properties. We are commissioning our own HIP packs where applicable.
3. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
4. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
5. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
6. The ID we require with any offer is: (a) Driving Licence or Passport; and (b) Utilities demand addressed to you at your residence.
7. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
8. Neither the Seller nor Manchesters Solicitors is responsible for errors or inaccuracies in the Home Information Pack (save for any obligation owed by Manchesters as solicitors for the Seller).

LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors 020 8651 3118

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