

RETIREMENT APARTMENT · FOR SALE BY AUCTION · 14 DECEMBER 2026

44 Alden Court

Fairfield Path, Croydon CR0 5QN

GUIDE PRICE	APARTMENT	LEASE	LOCATION
£100,000+	**1 bedroom**	**c. 86 years**	**Central Croydon**
Leasehold	First floor, lift served	125 years from 1988	Near East Croydon station

A one-bedroom retirement apartment on the first floor of a McCarthy & Stone development, set in landscaped grounds a short walk from East Croydon station and Fairfield Halls.

The apartment

A one-bedroom retirement apartment on the **first floor** of Alden Court, offered at a guide price of **£100,000+**.

The apartment has an entrance hall, a lounge and dining room, a kitchen, a double bedroom with mirrored built-in wardrobes, and a shower room with a walk-in shower and support rail. An emergency call system is fitted throughout. The apartment is reached by lift and overlooks the communal gardens.





The lounge and dining room, and the double bedroom with mirrored wardrobes.

Key features

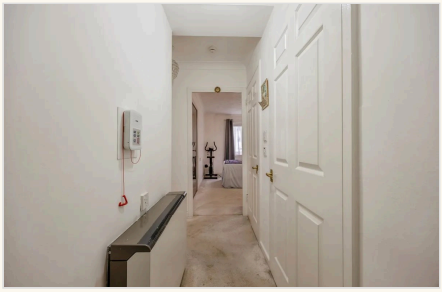
- One-bedroom first-floor retirement apartment
- Lift to all floors
- Lounge and dining room
- Double bedroom with mirrored built-in wardrobes
- Shower room with walk-in shower
- Development Manager and 24-hour Appello emergency call system
- Residents' lounge, laundry and guest suite
- A short walk from East Croydon station

Summary

Tenure	Leasehold – 125 years from 1988, c. 86 years remaining
Ground rent	£498 a year (next review 2032)
Service charge	£2,372.28 a year (year to 31 August 2027)
Event fee	1% on transfer; 0% contingency
Council tax	Band D – London Borough of Croydon
Parking	Subject to availability
Age	Minimum age 60 (see below)







The kitchen, the shower room and the entrance hall.

The development

Alden Court was built by McCarthy & Stone and has 52 retirement apartments over three floors, each served by a lift. A Development Manager is on site and can be contacted from points within each apartment; outside their hours, a 24-hour Appello emergency call system is in place. The building stands in mature, well-kept gardens with residents' parking at the front.

> **Age restriction.** It is a condition of purchase that residents are over 60, or, for a couple, that one is over 60 and the other over 55. Buyers – including investors – must check the lease and any restrictions on occupation and letting in the legal pack.





The communal gardens, the residents' kitchen and the communal laundry.

Shared facilities

- Residents' lounge
- Communal laundry
- Guest suite for visiting family and friends
- Development Manager
- 24-hour Appello emergency call system
- Lift to all floors
- Car parking, subject to availability

Location

Fairfield Path is a quiet residential path in central Croydon, close to Fairfield Halls, Park Hill Park and the shops of the town centre.

- East Croydon station a short walk – trains to London Bridge in about 15 minutes and Victoria in about 16
- Tram and bus links at East Croydon
- Fairfield Halls and Park Hill Park nearby
- Centrale, Boxpark and the town centre close by



Alden Court from the residents' car park.

Auction information and buyer's costs

Date and venue	Monday 14 December 2026 · Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£100,000+
Tenure	Leasehold, sold with vacant possession on completion
Legal pack	Available to registered bidders, with the auction addendum. Buyers must read it, the lease and the Special Conditions of Sale before bidding
Viewing	Strictly by appointment with Palace Auctions London

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Event fee to the landlord	1% on transfer – see the lease and legal pack	As set out in the lease
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Completion is as set out in the Special Conditions of Sale. Any other charges payable by the buyer are set out in the Special Conditions and the addendum.

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions, distances, lease terms and outgoings are approximate or supplied by the seller and the managing agent, and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs show the apartment and the development as they were when taken and are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

Palace Auctions London · 11 Old Bond Street, Mayfair, London W1S 4PN
T 020 7101 3647 · Mobile/WhatsApp 07971 033276 · sales@palaceauctions.com · palaceauctions.com
Edward Swindells (Auctioneer) · Tom Barrett (Sales Director) · Bridgett D Dickens (Senior Negotiator, 07843 656447)

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