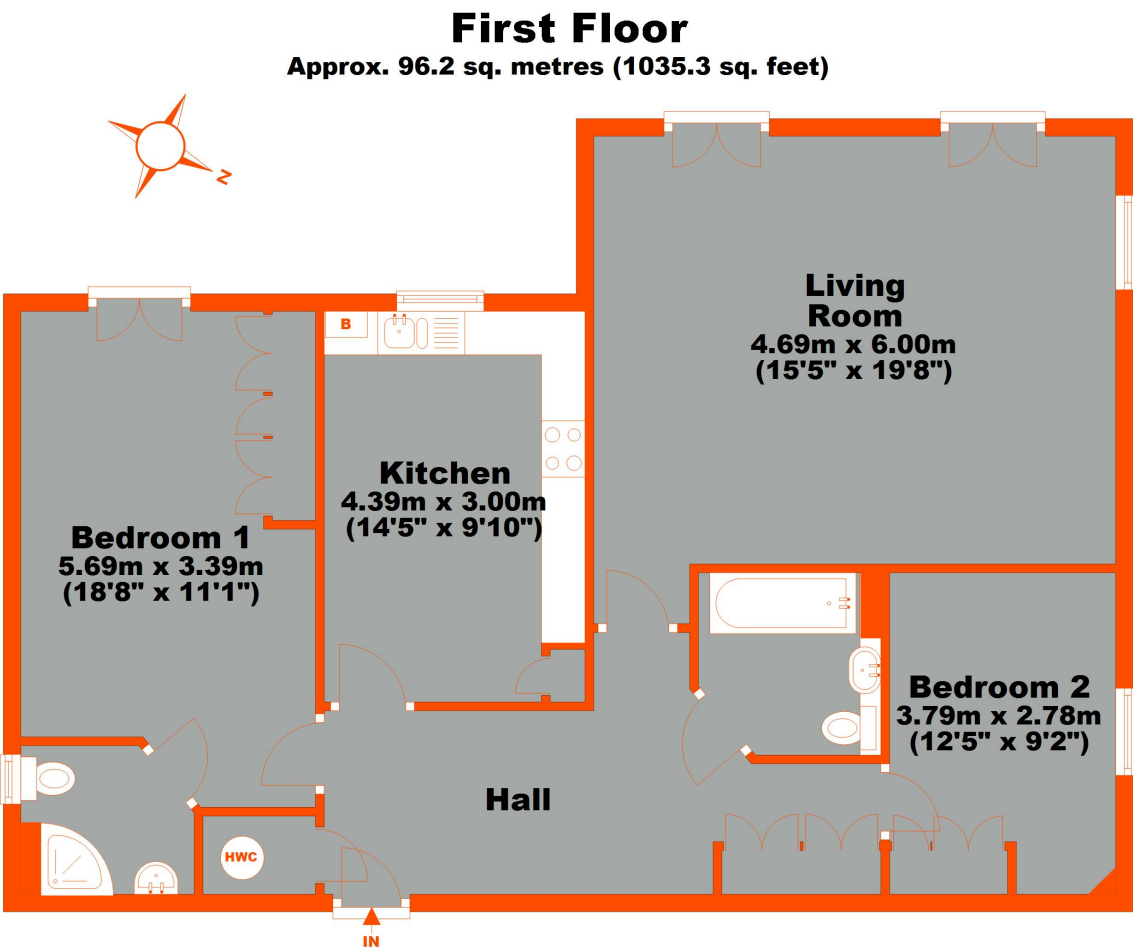




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 5 Rye House, 17 Upper Shirley Road, Shirley, Croydon, Surrey CR0 5DZ

**£470,000 Leasehold**

- 2 Bedroom Apartment

Large Fitted Kitchen/Breakfast Room

Lift/Entryphone

Communal Gardens
- 1st Floor/Great Views

Lounge/Diner with Juliette Balcony

Personal Parking Bay

Main Bedroom has Balcony and En Suite



## Flat 5 Rye House, 17 Upper Shirley Road, Shirley, Croydon, Surrey CR0 5DZ

A 2 bedroom 1st floor apartment with lift access set in this exclusive development of properties which rarely come onto the market. The property, along with the 2 bedrooms, has a fully fitted kitchen/breakfast room, large lounge/dining room with 2 Juliette balconies, en suite shower room and Juliette balcony to the master bedroom, bathroom, lift, entryphone, personal parking bay, beautiful communal gardens, gas central heating and double glazing. The property also enjoys elevated views across the communal gardens to the rear.

### Location

A great location, close to Shirley Road and Wickham Road shops and bus routes, Sandilands tram stop and Shirley Hills woodlands. East Croydon centre with its shops and station, giving a fast and frequent service to central London and beyond, is a short drive away.



### GROUND FLOOR

#### Communal Entrance

With stairs and lift to:

### FIRST FLOOR

#### Entrance Hall

Entryphone receiver, radiator, cupboard housing lagged hot water cylinder, coved ceiling, fitted carpet, doors to:

#### Kitchen/Breakfast Room

Double glazed windows to rear overlooking the communal gardens, double bowl single drainer stainless steel sink unit set within an extensive matching range of worktops, wall/base units and drawers, tiled splashback, gas hob, double oven and cooker hood, integrated fridge/freezer, washing machine and dishwasher, cupboard housing gas central heating boiler, ceramic tiled flooring, radiator.

#### Lounge/Dining Room

Double glazed double doors to rear opening onto 2 Juliette balconies overlooking the communal gardens, double glazed window to side with a sylvan view, 2 radiators, coved ceiling, fitted carpet.

#### Bedroom 1

Double glazed doors opening onto a Juliette balcony with views over the communal gardens, extensive fitted wardrobes, radiator, coved ceiling, fitted carpet.

#### En Suite Shower Room

Double glazed window to side, matching white suite comprising shower cubicle, pedestal wash hand basin, low flush WC, ceramic tiled flooring, wall mirror, fitted towel rail.

#### Bathroom

Matching white suite comprising panelled bath, power shower and glass screen, wash hand basin, concealed flush WC, heated towel rail, part ceramic tiled walls, ceramic tiled flooring.

#### Bedroom 2

Double glazed window to side with sylvan view, fitted wardrobes, radiator, fitted carpet, coved ceiling.

### EXTERIOR

#### Communal Gardens to Rear

Laid to formal lawn with mature trees and shrubs surrounding

#### Personal Parking

Bay to the front of the property.

### ADDITIONAL INFORMATION

#### Lease, Maintenance and Ground Rent

Lease: 125 years from 1st January 2003, 102 years remaining  
Maintenance: £3,031.70 per annum (last annual service charge).  
Ground Rent: Included within service charge.

AGENT'S NOTE Another flat that was advertised by a different agent had erroneously stated the six-monthly charge as the annual charge

#### Council Tax

Croydon council band E

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

Details of lease, maintenance, ground rent etc. are as at the time of the property listing and should be checked prior to exchange of contracts.