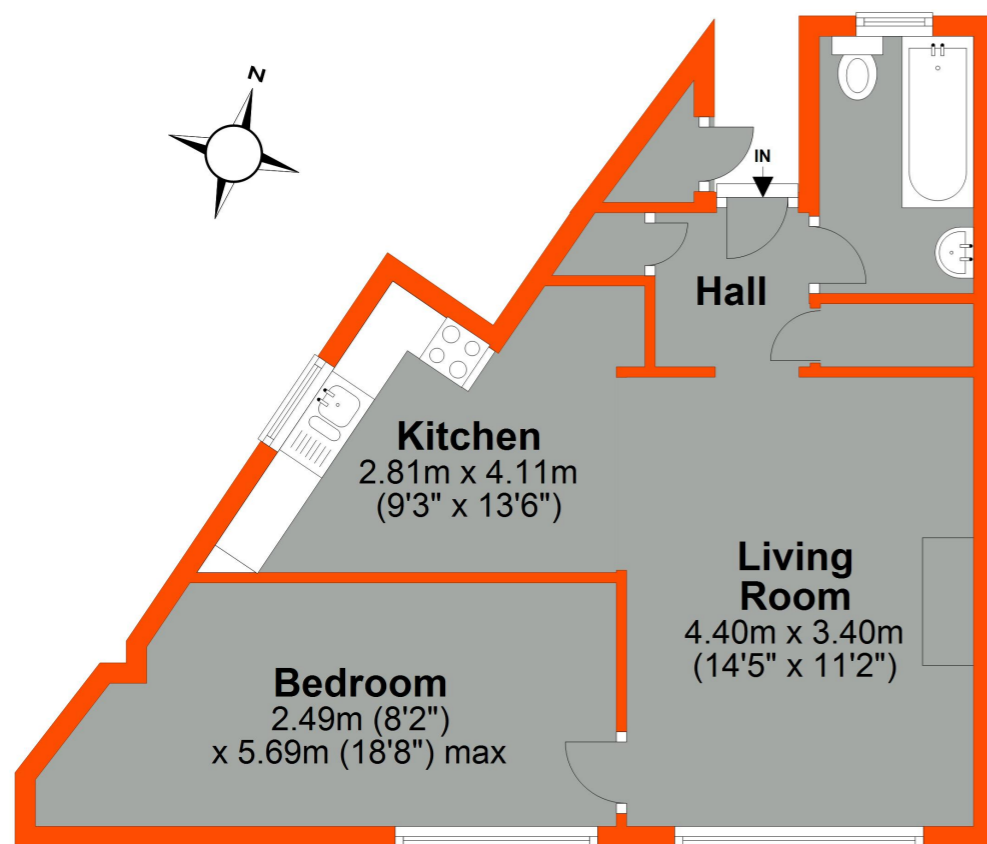


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

265 Wickham Road, Shirley, Croydon, Surrey CR0 8TJ

£1,190 pcm

- 1 Bedroom Flat
- Double Glazing and Central Heating
- Newly Fitted Bathroom
- Convenient Location
- Newly Fitted Kitchen
- Recently Refurbished
- Newly Fitted Carpets
- Immediately Available

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



265 Wickham Road, Shirley, Croydon, Surrey CR0 8TJ

A 1st floor, recently refurbished, one bedroom purpose-built flat set in a development of similar properties on Wickham Road in Shirley. The property has a newly fitted kitchen and bathroom, newly carpeted lounge and bedroom, double glazing and central heating. Great transport links including the Super Loop SL5 bus stop.

Location

Ideally placed on Wickham Road, Shirley, close to local shops, amenities, bus routes (including the Super Loop SL5 stop at Shirley Library). Central Croydon and West Wickham Centres are a short drive away with their shops, sports & leisure facilities and mainline train stations with fast and frequent services to Central London and beyond.



GROUND FLOOR

Communal Entrance

Stairs to first floor.

FIRST FLOOR

Personal Entrance

New UPVC entrance door with window panels.

Hall

Radiator, fitted carpet, deep storage cupboard and meter cupboard doors to:

Bathroom

Newly fitted white suite comprising panelled bath, shower, shower curtain, pedestal wash hand basin, low flush WC, ceramic tiled walls, heated towel rail, double glazed window to rear.

Lounge

14' 2" x 10' 8" (4.32m x 3.25m) Double glazed windows to front, electric fire with fireplace surround, radiator, fitted wall lights, fitted carpet, open plan to:

Fitted Kitchen

11' 2" x 7' 5" (3.40m x 2.26m) Single drainer, stainless steel sink unit set in a matching range of worktops with white wall/base units and drawers, fitted electric hob, oven and hood, washing machine, fridge/freezer, double glazed window to side.

Bedroom

18' 8" x 8' 4" (5.69m x 2.54m) Double glazed windows to front, radiator, fitted wall lights, fitted carpet.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon band B

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
 - Utilities and council tax/TV licence
 - Communication services, cable, satellite, installation and subscription
 - Default fees
 - Any other permitted payments, not included above, under the relevant legislation including contractual damages
- TENANT PROTECTION**

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

