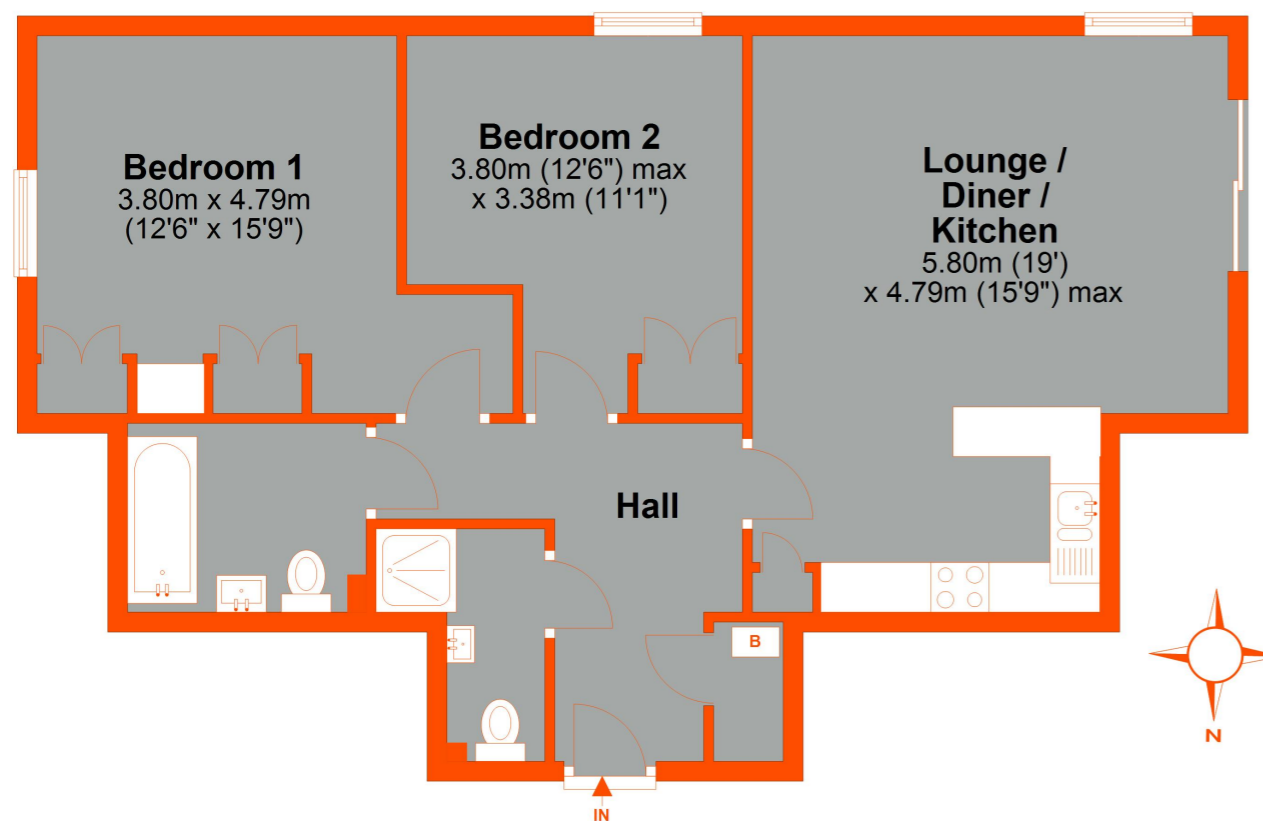


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

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



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 5, Carpenters Court, 572c Wickham Road, Shirley, Croydon, Surrey CR0 8DN

£345,000 Leasehold

- CHAIN FREE
- 2 Double Bedrooms
- Bathroom Plus Shower Room
- Juliette Balcony
- Contemporary Apartment
- Spacious Accommodation
- Integrated Kitchen
- Allocated Parking

Flat 5, Carpenters Court, 572c Wickham Road, Shirley, Croydon, Surrey CR0 8DN

CHAIN FREE, situated within a small development of just 6 apartments offering spacious open-plan accommodation throughout with the advantages of an integrated fitted kitchen with granite work surfaces and breakfast bar, 2 double bedrooms with fitted wardrobes, contemporary bathroom, shower room, allocated parking. Additional benefits of the property to note include a Juliette style balcony from the living room, 114 years remaining on the lease and neutral decoration throughout.

Location

Situated just off Wickham Road with a wide variety of amenities close by. These include a local convenience store on Wickham Road, various bus routes including the Super Loop (SL5) stop at Shirley Library, local primary and secondary schools and West Wickham High Street is nearby with its selection of popular restaurants, shops and cafes. East Croydon Station is a short journey away.



GROUND FLOOR

Main Entrance Door

Stairs to:

FIRST FLOOR

Entrance Hall

Entrance door, large storage cupboard housing wall mounted combi central heating boiler, entry phone receiver, fitted carpet.

Open-Plan Living Room/Kitchen

Living Area: Double glazed sliding doors with Juliette glazed balcony, double glazed translucent window to rear, spot lighting, radiators, laminate flooring.

Kitchen Area: Comprehensive selection of fitted white high gloss wall and base units incorporating drawers, ample granite work surfaces with trim and granite breakfast bar, counter lighting, inset sink, stainless steel gas hob, electric oven and splash back with extractor fan over, integrated fridge/freezer, washing machine and dishwasher, laminate flooring.

Bedroom 1

UPVC double glazed window to side, full selection of fitted wardrobes incorporating drawers, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

Bathroom

Matching white bathroom suite comprising tiled panelled bath with fitted shower over and fitted shower screen, wash hand basin set to vanity unit, shaver socket, concealed low level WC, heated towel rail, inset lighting, fully tiled, ceramic tiled flooring.

Shower Room

Enclosed shower cubicle, wash hand basin set to vanity unit with mirror over, concealed low level WC, fully tiled, heated towel rail, inset lighting, ceramic tiled flooring.

EXTERIOR

Residents Allocated Parking

For 1 vehicle.

ADDITIONAL INFORMATION

Lease,

114 years remaining

Maintenance/Ground Rent

£1300 PA plus £372 Building Insurance

Council Tax

Croydon Borough band C

