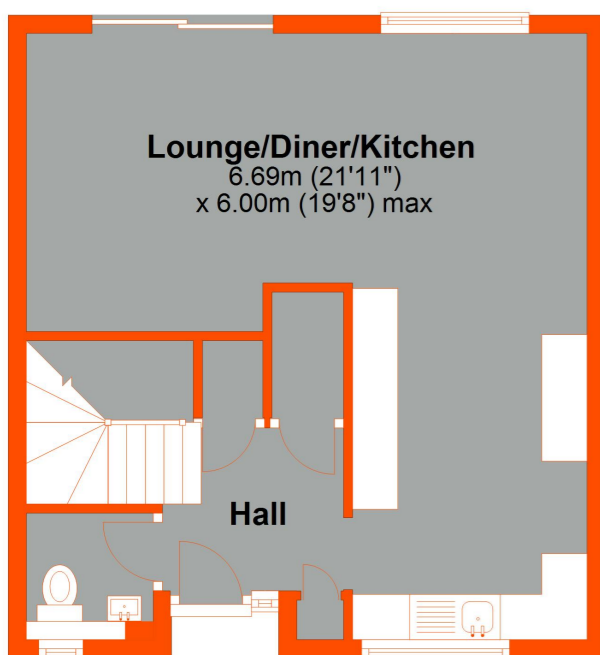


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



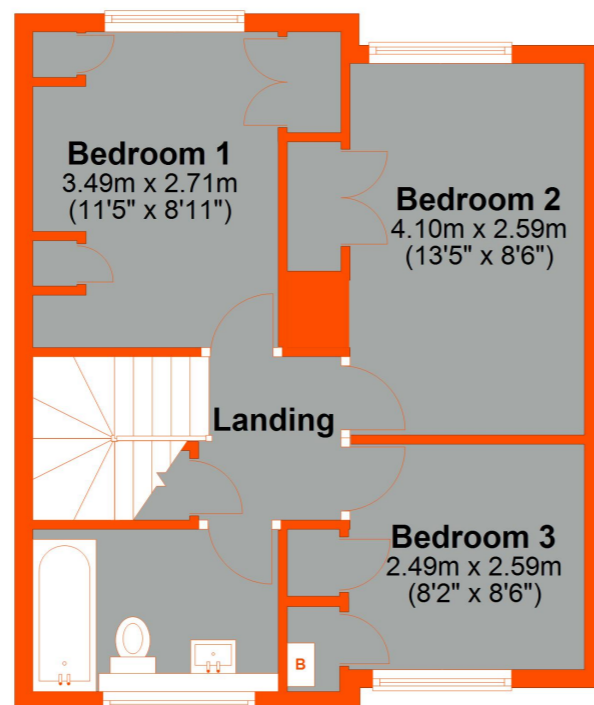
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 83.3 sq. metres (897.0 sq. feet)

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



Viewing by appointment with our Shirley Office - 020 8777 2121

165 Pelham Court Regency Walk, Shirley, Croydon, Surrey CR0 7UU

£425,000 Share of Freehold

- Open Plan Living
- Tastefully Decorated
- Gas Central Heating by Radiators
- New Bathroom 2024
- 3 Bedrooms
- Ground Floor Cloakroom
- New Boiler 2019
- New Roof 2016

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 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



165 Pelham Court Regency Walk, Shirley, Croydon, Surrey CR0 7UU

Popular 3 bedroom Lawdon family home on the edge of the development which has been tastefully refurbished by its present owners, creating spacious open plan living accommodation and a sunny west facing garden with large storage shed. Features of the property include a new roof in 2016 which is still under guarantee, gas central heating by radiators, spacious living room with open plan kitchen, contemporary new bathroom, cloakroom, enclosed replacement staircase, West facing sunny low maintenance garden with resident's courtyard parking.

Location

Situated in Regency Walk off Orchard Way with a wide selection of amenities to be found nearby, some of which include the always popular Orchard Way Primary School, Orchard Park High Secondary School, convenience store, 367 bus route which runs through The Glade. Elmers End and Eden Park Stations with services to London Bridge, Charing Cross and Cannon Street are nearby. Beckenham High Street is just a short drive away with its ever popular selection of shops, restaurants and cafes.



GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door with stained and leaded light inset window, full length double glazed translucent window to side, 2 large fitted cupboards (one housing space for tumble dryer with freezer below), radiator, hardwood flooring.

Cloakroom

UPVC double glazed translucent window to front, matching white low level WC, contemporary wash hand basin set to vanity unit, half tiled walls, ceramic tiled flooring.

Living Room

UPVC double glazed sliding doors to garden, UPVC double glazed full length window to rear, vertical radiator, hardwood flooring.

Kitchen

UPVC double glazed window to front looking across courtyard, comprehensive selection of fitted white high gloss wall and base units incorporating drawers, stainless steel one and half bowl sink unit, ample work surfaces with a tiled splashback and counter lighting, range style gas stove with stainless steel extractor over, plumbing and space for washing machine and dishwasher, integral drinks fridge, inset lighting, ceramic tiled floor

FIRST FLOOR

Landing

Laminate flooring

Bedroom 1

UPVC double glazed window to rear, fitted wardrobe, radiator, laminate flooring.

Bedroom 2

UPVC double glazed window to rear, comprehensive selection of fitted wardrobes with locker cupboards above, large loft cupboard, radiator, laminate flooring.

BEDROOM 3

UPVC double glazed window to front, built in wardrobe housing combi central heating boiler, radiator, laminate flooring

Bathroom

UPVC double glazed translucent windows to front, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, wash hand basin set to vanity unit, low level WC, fully tiled, heated towel rail, vinyl tiled flooring.

EXTERIOR

Rear Garden

Approximately 30', paved patio garden, large garden shed, outside tap, gate to rear

Parking

Residents courtyard parking.

ADDITIONAL INFORMATION

Maintenance and Ground Rent

Maintenance £564 per annum

Peppercorn Ground Rent

Lease

930 years

Council Tax

Croydon borough band D

