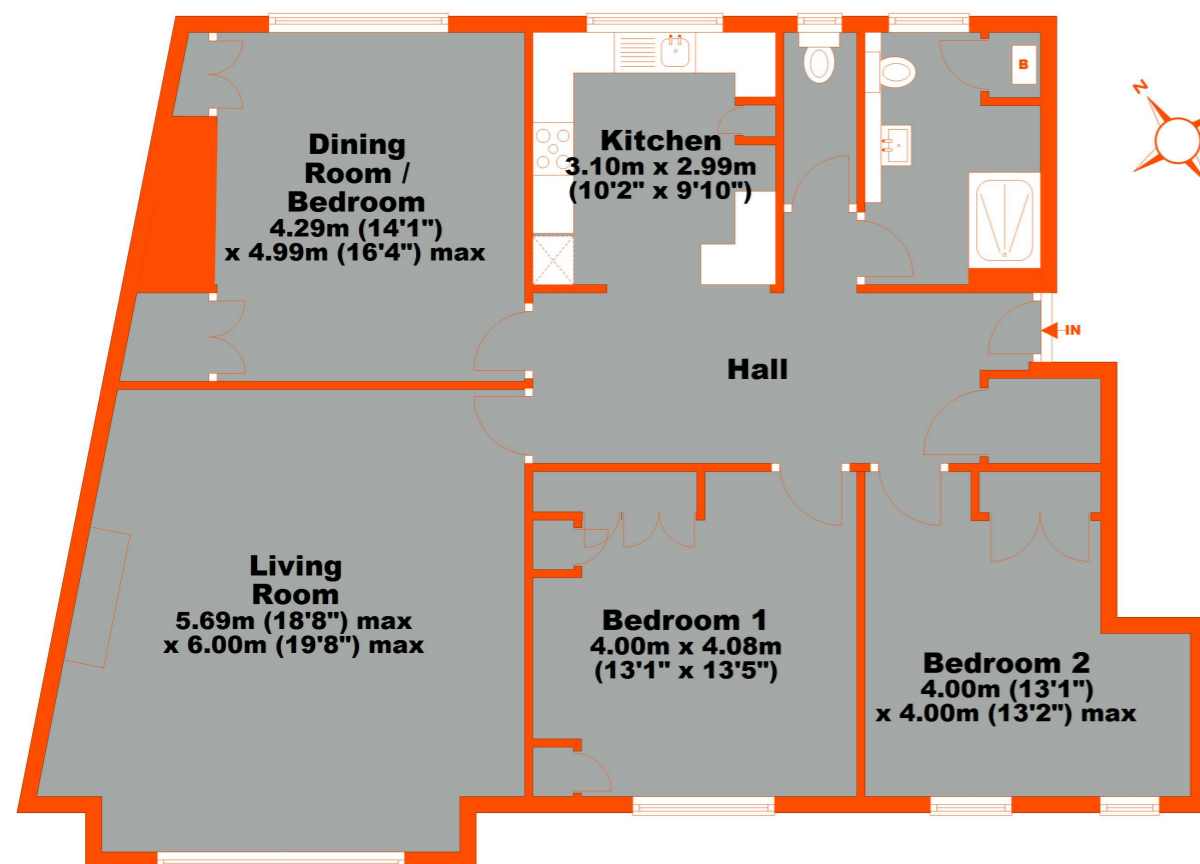


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 116.1 sq. metres (1249.4 sq. feet)



Total area: approx. 116.1 sq. metres (1249.4 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 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

165a Shirley Road, Shirley, Croydon, Surrey CR0 8SS

£360,000 Leasehold

- 3 Bedroom Apartment
- Private Terrace
- Double Glazing and Central Heating
- Modern Shower Room
- Spacious Accommodation
- Enormous Lounge
- Cloakroom
- Time-Restricted Residents Parking

165a Shirley Road, Shirley, Croydon, Surrey CR0 8SS

A much larger than average 3 bedroom 1st floor apartment, with a personal terrace at the rear. The spacious accommodation boasts an enormous lounge with feature brick fireplace and polished parquet flooring, 2 bedrooms with recently fitted carpets, large dining room/bedroom, fitted kitchen, modern shower room, cloakroom, all set off a spacious personal reception hall. Leaded light double glazed windows, central heating, personal terrace, residents parking from 7pm to 7am and all day Sunday. Internal viewing highly recommended in order to fully appreciate the size and character of this spacious home.

Location

Ideally placed on Shirley Road close to local shops, bus routes, convenient for East Croydon mainline train station with a fast and frequent service to central London and beyond, Sandilands and Addiscombe tram stops, central Croydon with its shops, sports and leisure facilities, Addiscombe and Shirley centres are all nearby.



GROUND FLOOR

Communal Entrance

Stairs to:

FIRST FLOOR

Communal Landing

Personal understairs storage cupboard, door to rear entrance terrace, front door to:

Personal Entrance Hall

Polished parquet flooring and picture rail, radiator, deep built-in storage cupboard, polished stripped wood, doors to:

Lounge

Double glazed leaded light windows to front, gas real flame log fire with feature nature brick fireplace surround and mantel, polished parquet flooring, radiator, picture rail, high coved ceiling.

Bedroom 1

Double glazed leaded light windows to front, extensive fitted wardrobes, bedside cabinets, dressing table and display shelving, radiator, fitted carpet.

Bedroom 2

Double glazed leaded light window to front, built-in wardrobes and storage cupboards, radiator, fitted carpet.

Dining Room/Bedroom 3

Double glazed window to rear, built-in storage cupboards, polished parquet flooring, radiator, high coved ceiling.

Kitchen

Double glazed window to rear, extensive fitted kitchen with matching worktops, polished pine wall/base units incorporating drawers and glazed glass cabinets, larder and carousel cupboards, fitted gas hob and extractor hood, double oven, fitted fridge freezer and dishwasher.

Cloakroom

Matching white suite comprising low flush WC and wash hand basin, ceramic tiled flooring, deep storage cupboard, radiator, double glazed window to rear.

Shower Room

Matching white suite comprising double glazed ceramic tiled shower cubicle with power shower, wash hand basin set in a floating vanity unit, concealed flush WC, fitted wall mirror, heated towel rail, radiator, cupboard housing plumbing for washing machine and gas central heating boiler, ceramic tiled walls and flooring, underfloor heating, double glazed window to rear.

EXTERIOR

Terrace

Own terrace ideal for table and chairs and potted plants (fire escape access to other residents).

Rear Parking

Residents parking to rear from 7.00pm to 7.00am and use on Sundays.

ADDITIONAL INFORMATION

Lease

970 Years approx

CURRENT YEAR - Maintenance/Building Insurance

£600.00 per annum maintenance
£999 building insurance

Council Tax

Croydon Council band C

