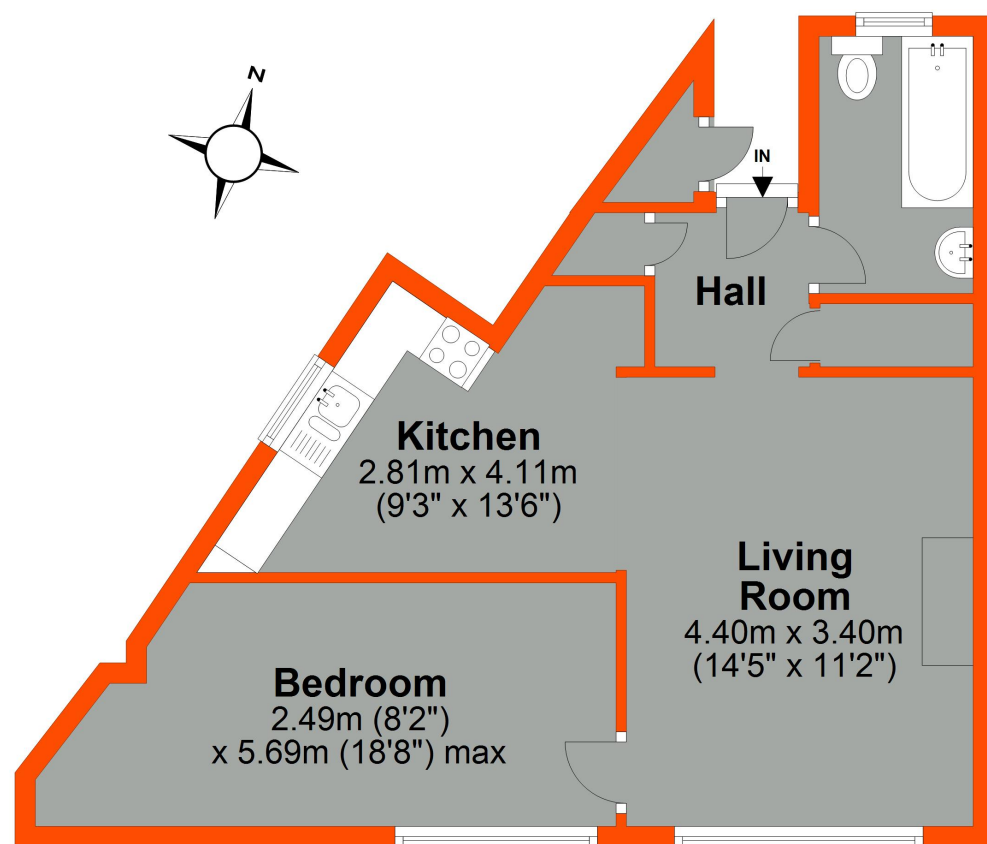




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

£185,000 Leasehold

- 1 Bedroom Flat
- Newly Fitted Kitchen
- Double Glazing and Central Heating
- Garage En Bloc
- Recently Refurbished
- Newly Fitted Bathroom
- Newly Fitted Carpets
- 125 Year Lease

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 WITH GARAGE and new 125 year lease, set in a development of similar properties, above commercial premises on Wickham Road in Shirley. The property has a newly fitted kitchen and bathroom, newly carpeted lounge and bedroom, double glazing, central heating, garage en bloc.

Location

Ideally placed on Wickham Road, Shirley, close to local shops, amenities and bus routes. Central Croydon and West Wickham Centres are a short drive away with their shops, sports & leisure facilities and main train stations with a 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, 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, 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.

EXTERIOR

Garage En Bloc

ADDITIONAL INFORMATION

Lease

125 years

Maintenance and Ground Rent

Maintenance - £1,100 PA

Ground Rent - Nil

Council Tax

London Borough of Croydon band B

