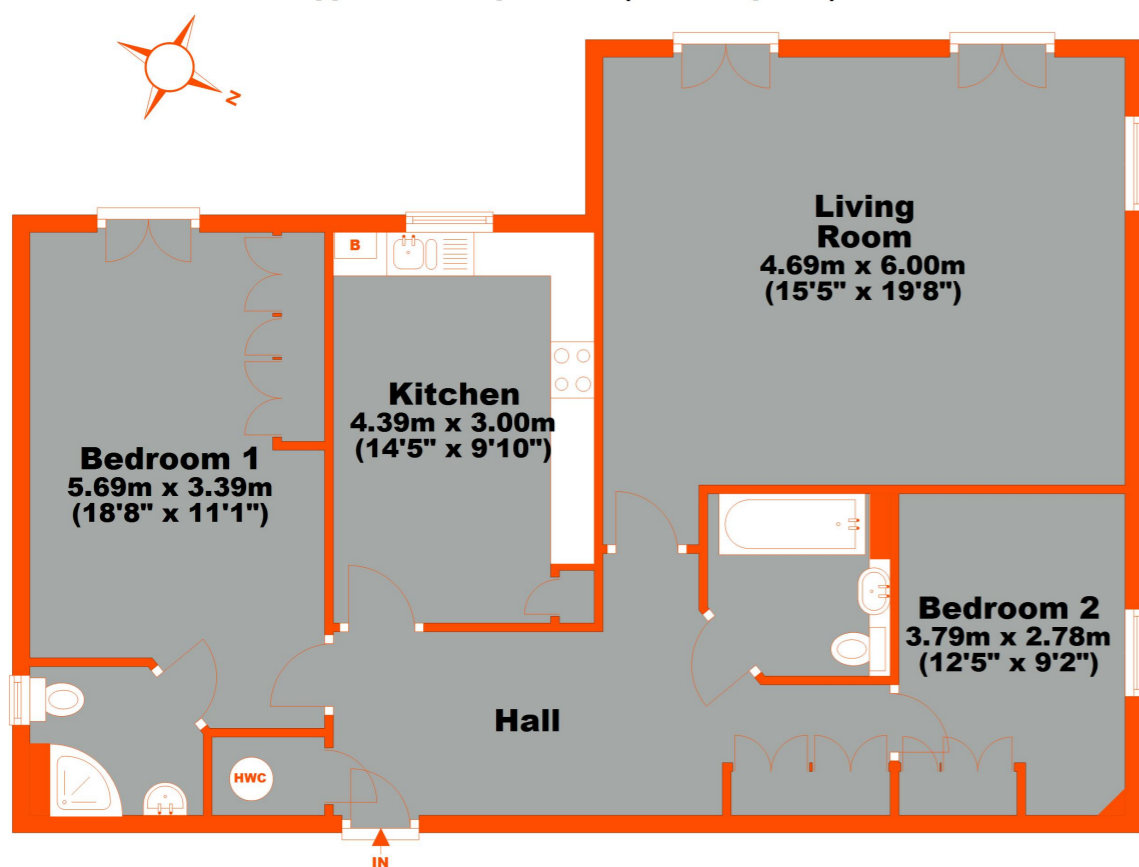


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor
 Approx. 96.2 sq. metres (1035.3 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 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

Flat 5 Rye House, 17 Upper Shirley Road, Shirley, Croydon, Surrey CR0 5DZ

£470,000 Leasehold

- 2 Bedroom Apartment
- Large Fitted Kitchen/Breakfast Room
- Lift/Entryphone
- Communal Gardens
- 1st Floor/Great Views
- Lounge/Diner with Juliette Balcony
- Personal Parking Bay
- Main Bedroom has Balcony and En Suite

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



Flat 5 Rye House, 17 Upper Shirley Road, Shirley, Croydon, Surrey CR0 5DZ

A 2 bedroom 1st floor apartment with lift access set in this exclusive development of properties which rarely come onto the market. The property, along with the 2 bedrooms, has a fully fitted kitchen/breakfast room, large lounge/dining room with 2 Juliette balconies, en suite shower room and Juliette balcony to the master bedroom, bathroom, lift, entryphone, personal parking bay, beautiful communal gardens, gas central heating and double glazing. The property also enjoys elevated views across the communal gardens to the rear.

Location

A great location, close to Shirley Road and Wickham Road shops and bus routes, Sandilands tram stop and Shirley Hills woodlands. East Croydon centre with its shops and station, giving a fast and frequent service to central London and beyond, is a short drive away.



GROUND FLOOR

Communal Entrance

With stairs and lift to:

FIRST FLOOR

Entrance Hall

Entryphone receiver, radiator, cupboard housing lagged hot water cylinder, coved ceiling, fitted carpet, doors to:

Kitchen/Breakfast Room

Double glazed windows to rear overlooking the communal gardens, double bowl single drainer stainless steel sink unit set within an extensive matching range of worktops, wall/base units and drawers, tiled splashback, gas hob, double oven and cooker hood, integrated fridge/freezer, washing machine and dishwasher, cupboard housing gas central heating boiler, ceramic tiled flooring, radiator.

Lounge/Dining Room

Double glazed double doors to rear opening onto 2 Juliette balconies overlooking the communal gardens, double glazed window to side with a sylvan view, 2 radiators, coved ceiling, fitted carpet.

Bedroom 1

Double glazed doors opening onto a Juliette balcony with views over the communal gardens, extensive fitted wardrobes, radiator, coved ceiling, fitted carpet.

En Suite Shower Room

Double glazed window to side, matching white suite comprising shower cubicle, pedestal wash hand basin, low flush WC, ceramic tiled flooring, wall mirror, fitted towel rail.

Bathroom

Matching white suite comprising panelled bath, power shower and glass screen, wash hand basin, concealed flush WC, heated towel rail, part ceramic tiled walls, ceramic tiled flooring.

Bedroom 2

Double glazed window to side with sylvan view, fitted wardrobes, radiator, fitted carpet, coved ceiling.

EXTERIOR

Communal Gardens to Rear

Laid to formal lawn with mature trees and shrubs surrounding

Personal Parking

Bay to the front of the property.

ADDITIONAL INFORMATION

Lease, Maintenance and Ground Rent

Lease: 103 years

Maintenance: To be confirmed

Ground Rent: To be confirmed

Council Tax

Croydon council band E

