

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



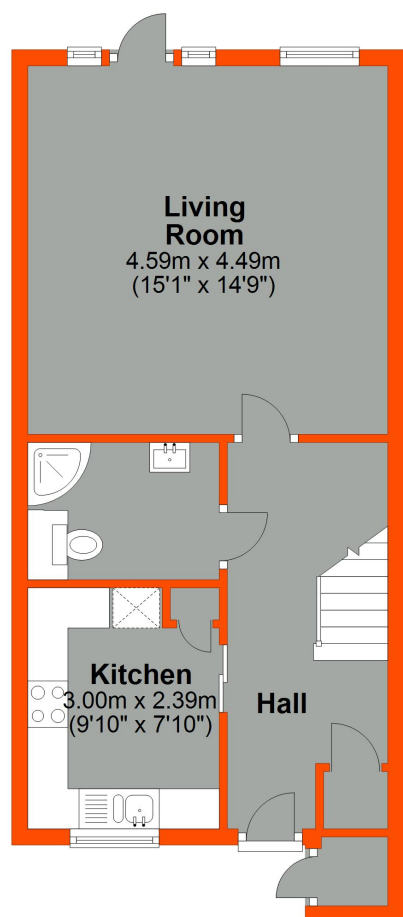
Viewing by appointment with our Shirley Office - 020 8777 2121

20 Peregrine Gardens, Shirley, Croydon, Surrey CR0 8UE

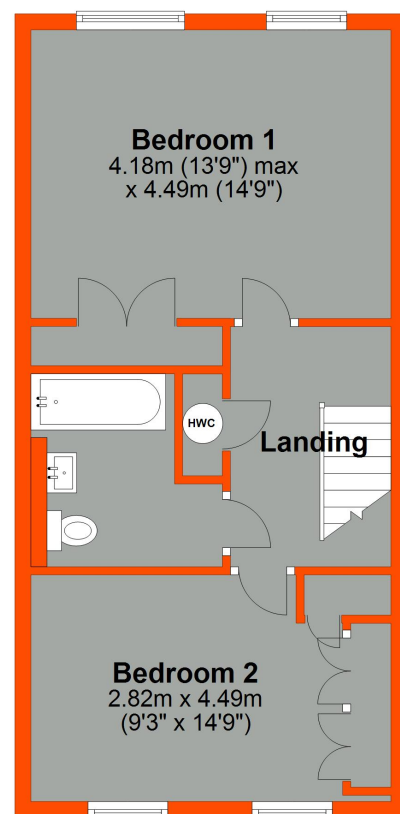
**£395,000 Leasehold**

- 🏠 Retirement Cottage
- 🏠 Two Double Bedrooms
- 🏠 Shower Room and Bathroom
- 🏠 Residents Parking
- 🏠 Recently Refurbished
- 🏠 Spacious living room
- 🏠 Sunny South Facing Private Patio
- 🏠 Residents Communal Lounge

**Ground Floor**  
Approx. 43.4 sq. metres (467.4 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

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.  
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## 20 Peregrine Gardens, Shirley, Croydon, Surrey CR0 8UE

Recently refurbished by its present owner to a high standard with the installation of a fitted integrated kitchen, new ground floor shower room and 1st floor bathroom and the advantage of 2 double bedrooms. To the rear is a spacious bright and airy living room which leads onto a private south facing patio. There is an age restriction of 55 years and above.

### Location

Peregrine Gardens is a popular development of retirement cottages and flats with easy access to a wide range of amenities. Ideally placed near local shops and bus routes with access to both West Wickham and Beckenham High Streets. East Croydon Station is a short bus ride or drive away.



### GROUND FLOOR

#### Canopied Entrance Porch

with fitted cupboard

#### Entrance Hall

Entrance door, cloaks cupboard, storage heater, fitted carpet

#### Living Room

UPVC double glazed door to patio, UPVC double glazed window to rear, feature fireplace with ornate surround, coved ceiling, TV point, fitted carpet

#### Fitted Kitchen

UPVC double glazed window to front, comprehensive range of fitted wall and base units incorporating display cabinets, pan drawers and ample work surfaces with a briquette style tiled splashback, inset sink unit, electric hob with extractor over, eye level double oven and grill, integrated fridge freezer, plumbed for washing machine, coved ceiling, spot lighting, vinyl flooring.

#### Shower Room

Corner unit shower cubicle, wash hand basin set to large vanity unit with fitted mirror fronted cabinet above, concealed low level WC, heated towel rail, fully tiled, coved ceiling, wall mounted electric heater, extractor fan, plank style vinyl flooring.

### FIRST FLOOR

#### Landing

Access to loft, linen cupboard housing hot water cylinder, fitted carpet



#### Bedroom One

UPVC double glazed twin windows to rear, fitted wardrobe, wall mounted electric heater, coved ceiling, fitted carpet.

#### Bedroom Two

UPVC double glazed twin windows to front, fitted wardrobes, wall mounted electric heater, fitted carpet

#### Bathroom

Matching white suite comprising panelled bath with shower over, fitted shower screen, wash hand basin set to vanity unit with fitted mirror and lighting above, low level WC, mirror fronted bathroom corner cabinet, fully tiled walls, heated towel rail, plank style vinyl flooring.

### EXTERIOR

#### Private patio Area

South facing leading onto communal lawn with flower bed boundaries

#### Parking

Residents parking to the front

#### Additional Facilities

The development has the advantage of a House Manager on site (limited hours) plus 24 hour emergency contact via red pull-cord with central control if there are any problems when the House Manager is off duty. There is a communal lounge, kitchen and laundry room in the main development building for use by all residents

#### Lease

999 years

### ADDITIONAL INFORMATION

#### Lease

999 years

#### Service Charges

Currently £250.00 Monthly (We understand that this includes the ground rent and buildings insurance)

THERE IS A SINKING FUND PAYABLE WHEN THE PROPERTY IS RESOLD (DETAILS UPON REQUEST). There is no gas supply to the development. THERE IS AN AGE RESTRICTION OF 55 YEARS AND ABOVE, PLEASE CONTACT US FOR FURTHER DETAILS.

#### Council Tax

London Borough of Croydon Band E

#### Agents Note

Details of lease, service charges etc should be checked prior to exchange of contracts.

