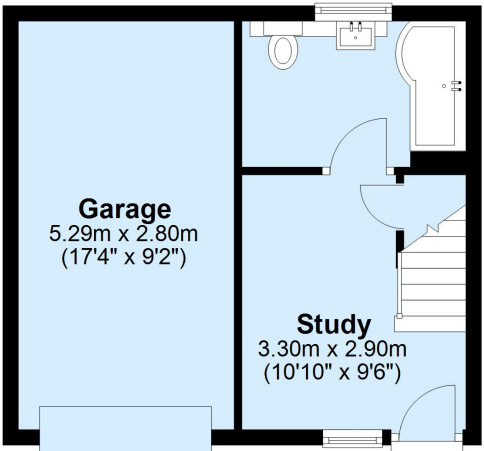


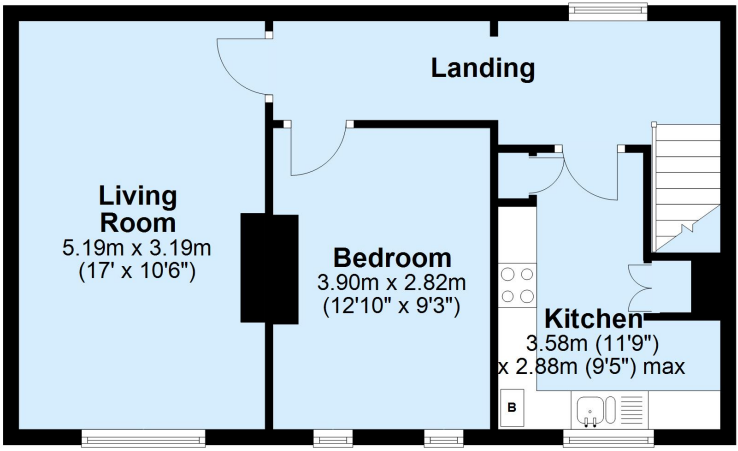
Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

69 Barmouth Road, Shirley, Croydon CR0 5ES

£325,000 Leasehold

- CHAIN FREE

Refurbished 2024

Grey Integrated Kitchen

Garage
- Maisonette

One Bedroom

Contemporary Bathroom

Rear Seating Area

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



69 Barmouth Road, Shirley, Croydon CR0 5ES

CHAIN FREE Seldom available to the market. This impressive one bedroom maisonette offers spacious living accommodation throughout with the advantage of being tastefully refurbished in 2024 creating a modern home with fitted grey integrated kitchen and contemporary style bathroom. Additional features to note include a study area on the ground floor (an ideal work from home area), large garage and paved sunny seating area. Benefits also include UPVC double glazing, neutral decoration throughout and a new 999 year lease.

Location

Situated just a short walk from Wickham Road with a varied selection of shops and cafes. Four bus routes offer a regular service to East Croydon Station with services to both London Bridge and Victoria. Shirley Church Recreation Ground is just a couple of minutes walk away. West Wickham High Street is a short drive with a further selection of shops, restaurants and cafes.



GROUND FLOOR

Canopied Entrance Porch

With exterior lighting.

Entrance Lobby/Study

Composite entrance door with twin inset windows, UPVC double glazed window to front with fitted blind, understairs storage cupboard, radiator, coved ceiling, fitted carpet, (an ideal work from home area).

Bathroom

UPVC double glazed translucent window to rear with fitted blind, stylish matching white bathroom suite comprising shower bath with fitted screen, wash hand basin and concealed low level WC set to vanity unit, heated towel rail, large fitted mirror with integrated lighting, fully tiled, inset lighting, tiled flooring.

Stairs to:

FIRST FLOOR

Landing

UPVC double glazed window to rear, access to loft, radiator, fitted carpet.

Living Room

UPVC double glazed window to front with

fitted blind, coved ceiling, radiator, fitted spotlights, fitted carpet.

Fitted Kitchen

UPVC double glazed window to front with fitted blinds, comprehensive selection of fitted two tone grey high gloss wall and base units incorporating drawers, bin cupboard, dishwasher, integrated fridge freezer, concealed washing machine, Bosch induction hob with stainless steel splashback and extractor hood over, Bosch stainless steel electric oven, one and a half bowl stainless steel sink unit, drawers, ample marble-effect work surfaces with counter lighting and matching trim, concealed wall mounted Vaillant central heating boiler, inset lighting, additional fitted cupboards, coved ceiling, vinyl plank style flooring.

Double Bedroom

UPVC double glazed twin windows to front with fitted blinds, coved ceiling, radiator, fitted carpet.

EXTERIOR

Rear Seating Area

Paved seating area to the rear with a sunny South West aspect.

Garage

Large garage with up and over door, lighting supplied.

ADDITIONAL INFORMATION

Lease, Maintenance and Ground Rent

Lease: New 999 Years (to be created).
Service Charges: As and when shared between three flats.
Ground Rent: To Be Confirmed

Council Tax

London Borough of Croydon Band C

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage