

69 Barmouth Road, Shirley, Croydon CR0 5ES

Immediately available, seldom available to the market, impressive one bedroom maisonette with study area and GARAGE . 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

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

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK’S RENT.
(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any

lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT’S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT’S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT’S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord’s costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.