



Viewing by appointment with our Shirley Office - 020 8777 2121

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

£415,000 Leasehold

- Reteirement Cottage with 964 Year Lease

Two Double Bedrooms

Spacious Living Room

Garage En Bloc

Tastefully Refurbished

Shower Room Plus Bathroom

Conservatory

Age Restriction - Over 55's Only
- 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
- www.proctors.london

George Proctor & Partners trading as Proctors
- www.proctors.london

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

This tastefully refurbished retirement cottage within the popular development of Peregrine Gardens, offers bright and airy living accommodation throughout with the advantage of a conservatory from the living room, 2 double bedrooms, ground floor shower room plus bathroom to the first floor and fitted Schmidt kitchen with integrated appliances. Communal lawned gardens can be found to the rear of the cottages. Additional benefits include a garage en bloc, residents unallocated parking, communal lounge and laundry room within the main building, house manager + 24 hour emergency contact.

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, Doctor's surgery, dentists 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, Karndean plank effect vinyl flooring.

Living Room

UPVC double glazed door leading into conservatory, UPVC double glazed window to rear, coved ceiling, TV point, storage heater, fitted carpet.

Conservatory

Across the rear of the property leading out onto communal lawn and gardens, exterior lighting, Karndean tiled effect vinyl flooring.

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 tiled splashback, inset sink unit, electric hob with extractor over, eye level electric oven and grill, integrated fridge freezer, plumbed for washing machine or dishwasher, coved ceiling, spot lighting, Karndean plank effect vinyl flooring.

Shower Room

Corner unit shower cubicle, wash hand basin set to large vanity unit with fitted mirror above, low level WC, heated towel rail, coved ceiling, extractor fan, Karndean plank effect 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 wardrobes, storage heater, coved ceiling, fitted carpet.

Bedroom Two

UPVC double glazed twin windows to front, fitted wardrobes, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with shower attachment, pedestal wash hand basin with fitted mirror and lighting above, shaver socket, low level WC, fully tiled, vinyl flooring.

EXTERIOR

Garage en Bloc

Communal Gardens

With flower bed boundaries.

Parking

Residents unallocated 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

ADDITIONAL INFORMATION

Age Restriction

Residents must be 55 years or older.

Lease

964 Years

Service Charges

£285.93 per month

There is an amount of 0.6% of the purchase price per year payable into the sinking fund when the property is resold.

Council Tax

London Borough of Croydon band E.

Utilities

MAINS - Electricity, 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

Agents Note

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