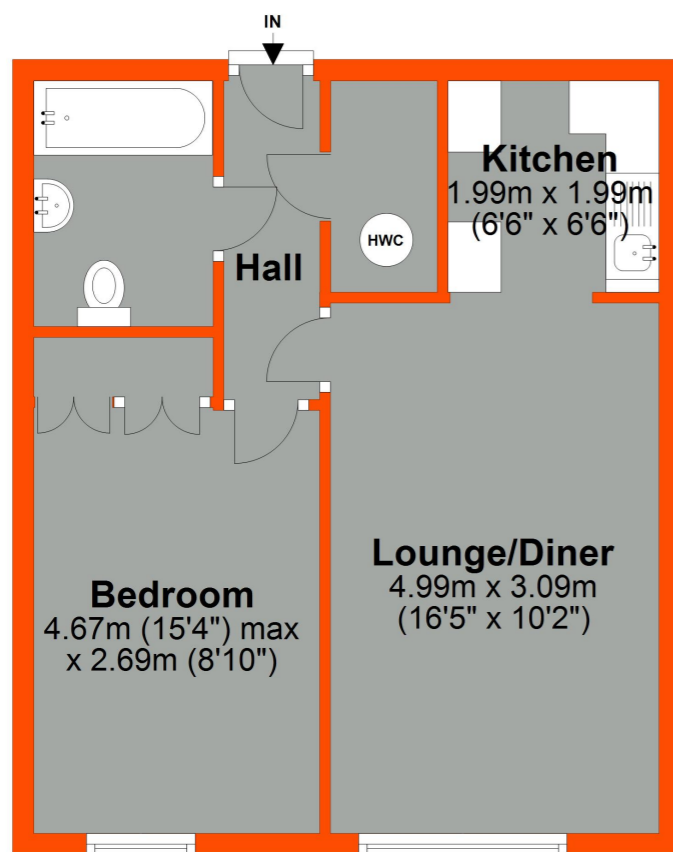


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 41.7 sq. metres (448.6 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 7 Marlowe Lodge, 326 Wickham Road, Shirley, Croydon, Surrey
 CR0 8BH

£115,000 Leasehold

- CHAIN FREE
- Ground Floor
- Redecorated and New Carpets
- Guest Suite Available
- Retirement Apartment
- Living Room with Garden View
- One Bedroom
- Age 55 or Over

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 7 Marlowe Lodge, 326 Wickham Road, Shirley, Croydon, Surrey CR0 8BH

Situated to the rear of the development with pleasant views from the living room and bedroom across well maintained communal gardens, recently redecorated throughout, new carpets, fitted kitchen, residents lounge, communal laundry, visitors parking, popular location. Further benefits include residents guest suite, in-house manager, 24hr remote monitoring with pull cords in each room (wrist alert).

Location

Situated in an ideal location with a wide variety of amenities close by. These include local shops and various bus routes on Wickham Road (including the Super Loop SL5 stop at Shirley Library), library, doctors surgery and dentist. West Wickham High Street is also close by with a wide selection of shops, cafes and restaurants.



GROUND FLOOR

Communal Entrance Door

With communal hallway

Entrance Hall

Entrance door, Large fitted storage cupboard housing water tank, fitted carpet.

Living Room

UPVC double glazed window to rear, storage heater, coved ceiling, fitted carpet, leading to:

Fitted Kitchen

Full selection of fitted wall and base units incorporating drawers, stainless steel sink unit, ample work surfaces with a tiled splashback, recess for electric cooker, fridge, freezer, coved ceiling, vinyl flooring.

Bedroom

UPVC double glazed window to rear with fitted blind, storage heater, mirror fronted fitted wardrobe, coved ceiling, fitted carpet.

Bathroom

Matching 3 piece bathroom suite comprising panelled bath with electric shower, pedestal wash hand basin, low level WC, fully tiled, wall mounted electric heater, extractor fan, vinyl flooring.

Residents Communal Lounge

Leading to:

EXTERIOR

Communal Garden

Well maintained lawned garden with attractive patio area.

Car Park

To rear.

ADDITIONAL INFORMATION

Over 55 Only

To live in this development you must be 55 or over.

Lease

64 Years Remaining

Maintenance

£4,334.26 per annum

Ground Rent

£225.00 per annum

Council tax

London Borough of Croydon - Band C

