

**OVER 60?**

Secure this property  
for up to **59% less!**

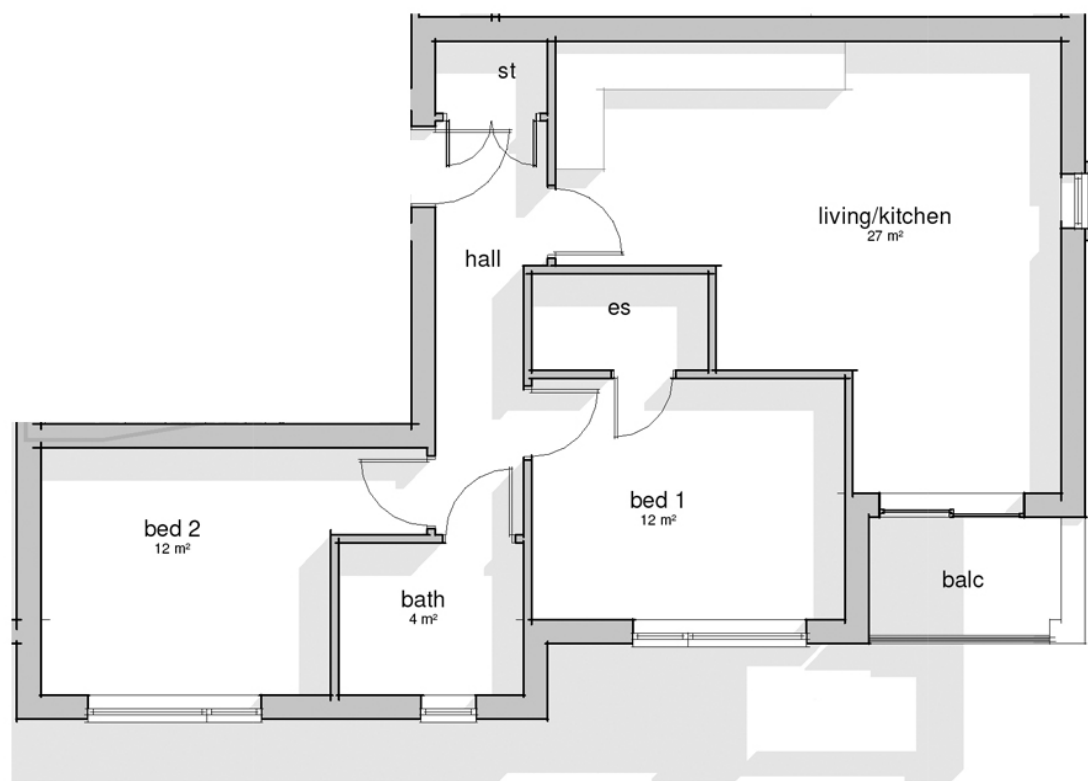


**Guide Price**  
**£325,000**  
**Leasehold**

2x  2x  1x 

Longford Court, Wickham Road, Shirley,  
Croydon, Surrey, CR0

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LONGFORD COURT  
PLOT 7 SECOND FLOOR

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner Kitchen: 20'0 x 18'3  
(6.10m x 5.57m) narrowing to 8'4 x  
9'11 (2.54m x 3.02m)

Bedroom 1: 13'2 x 10'5 (4.02m x 3.18m)

Ensuite: 6'5 x 4'0 (1.96m x 1.22m)

Bedroom 2: 12'5 x 9'10 (3.79m x  
3.00m)

Bathroom: 6'7 x 6'1 (2.01m x 1.86m)

### OUTSIDE

Balcony

Communal Roof Terrace



## Main features

- Contemporary high gloss grey kitchen with white quartz worktops and branded integrated appliances
- Spacious living area with private terrace and vintage grey timber flooring
- Generous carpeted bedroom
- Beautifully appointed white Tivoli bathroom suite with chrome fittings
- Air source heat pump to keep energy bills down



### Nearest Schools

Primary Schools: St John's CofE Primary 0.1 miles  
Benson Primary and Nursery School 0.3 miles  
Orchard Way Primary 0.8 miles  
Secondary Schools:  
Shirley High School Performing Arts College 0.2 miles



### Transport Information

Train Stations: Eden Park 1.5 miles  
West Wickham 1.6 miles  
East Croydon 1.7 miles



### Address

Longford Court, Wickham Road, Shirley, Croydon, Surrey, CR0



### Directions

For directions to this property please contact us.





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Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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