



OVER 60?

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

Guide Price
£400,000

**Share of
Freehold**

3x  1x  1x 

**Holbein Court, Regency
Walk, Shirley, Croydon,
Surrey, CR0**

cubitt&west
Helping you move forwards



Main features

- Chain Free
- Open Plan Kitchen & Living Space
- Recently renovated and ready to move into
- Garage en bloc
- Bright and airy throughout with added conservatory

Accommodation

GROUND FLOOR

Hall
Cloakroom
Kitchen: 13'0 x 8'5 (3.97m x 2.57m)
Lounge/Diner: 19'11 x 10'11 (6.07m x 3.33m)
Conservatory: 10'4 x 7'0 (3.15m x 2.14m)

FIRST FLOOR

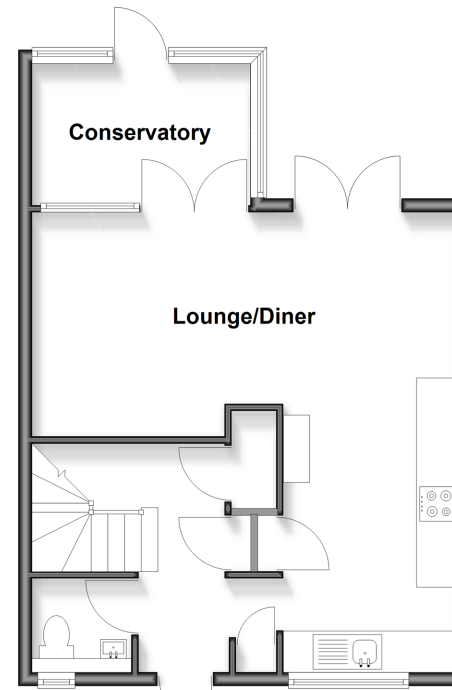
Landing
Bedroom 1: 14'6 x 8'8 (4.42m x 2.64m)
Bedroom 2: 11'9 x 9'0 (3.58m x 2.75m)
Bedroom 3: 9'0 x 8'7 (2.75m x 2.62m)
Shower Room: 8'10 x 6'0 (2.69m x 1.83m)

OUTSIDE

Rear Garden

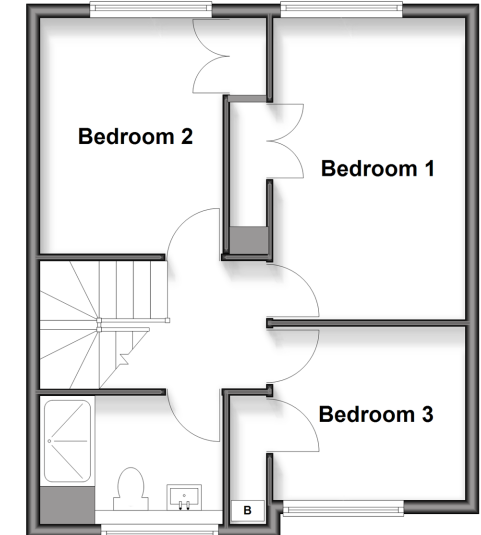
Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Call Shirley - 020 8654 3037 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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