



NICHOLASS COURT

5 Nicholass Court, 1 Dale Road, Purley, Surrey, CR8 2ED

Pollard Machin
estate agents since 1885

5 Nicholass Court
1 Dale Road
Purley
Surrey CR8 2ED

Guide Price £100,000

Pollard Machin

estate agents since 1885

Description

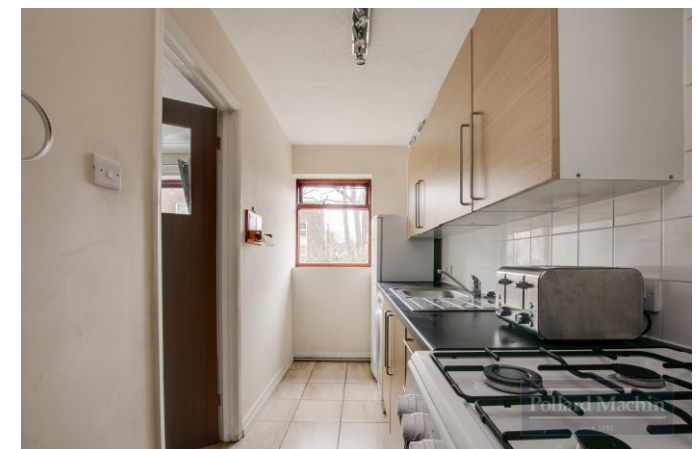
A one bedroom retirement apartment conveniently located for Purley town centre and mainline station. The retirement development is exclusively available to occupants over 60 years of age. EPC Rating D. Council Tax Band C.

Accommodation

Benefits include parking, a lift and communal gardens. It is not warden assisted and therefore benefits from a lower service charge than alternative developments. The one bedroom apartment offers a spacious kitchen, separate reception room, one double bedroom and a shower room. The lease has 59 years remaining.

Location

Situated within walking distance to Purley town centre with the mainline station providing easy access to London and Gatwick Airport, a plethora of bars, restaurants and shops including Tesco Extra store. For weekend walks there are many recreation grounds to enjoy.

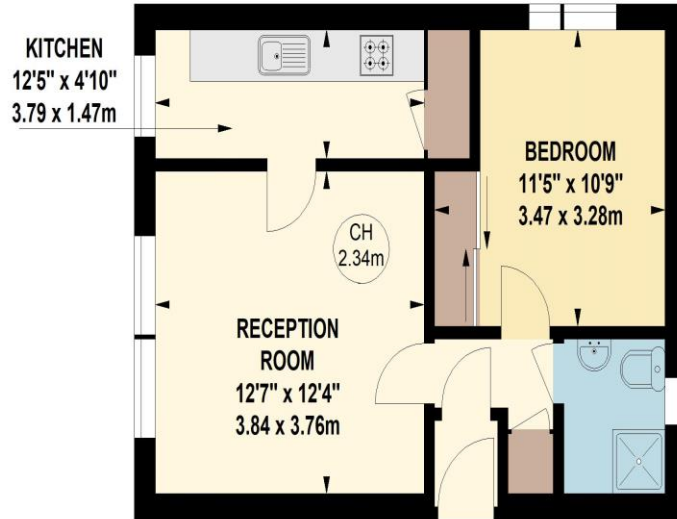


Nicholass Court, CR8

Approximate gross internal area

39.57 sq m / 426 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

