



Flat 4, 3 Olden Lane, Purley, Surrey, CR8 2GF

**Pollard Machin**  
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Flat 4  
3 Olden Lane  
Purley  
Surrey CR8 2GF

Guide Price £300,000

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### Description

A stylish one double bedroom lower ground floor apartment with a large private balcony. Council tax band C, EPC B, leasehold

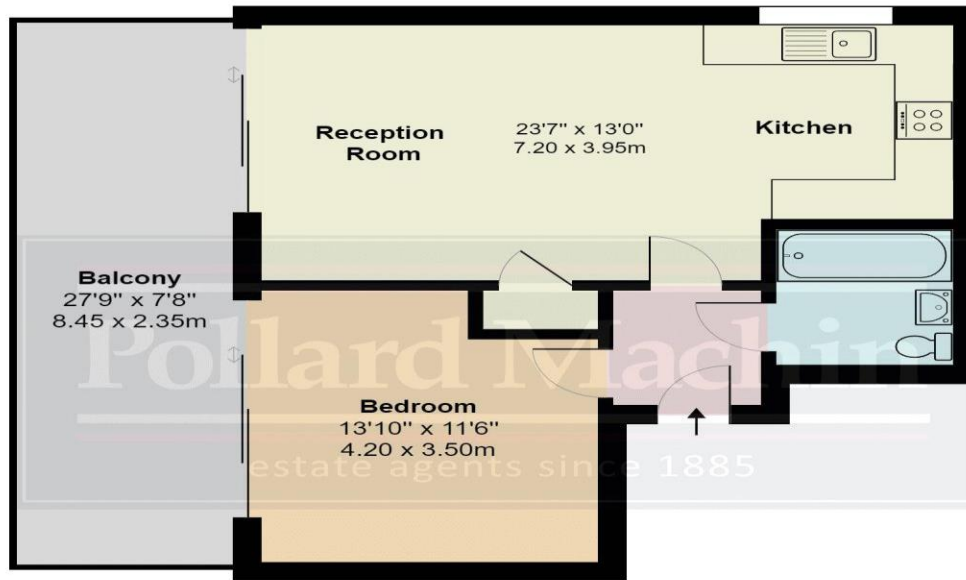
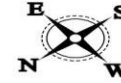
### Accommodation

Built in 2021 is this modern one double bedroom flat ideal for your first time buy or investment opportunity. The reception area measures an impressive 23ft approximately and features a fully integrated kitchen with access on to a generous sized balcony. The modern bathroom features a bath with shower over head and the bedroom provides access onto the balcony also. Additional attractions include good storage areas, double glazing throughout and gas central heating. The service charge is £686.49 per annum with a lease granted of 999 years from December 2021.


### 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. A mix of popular primary and secondary schools are within easy reach, for weekend walks there are many recreation grounds to enjoy.





**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
	<small>WWW.EPC4U.COM</small>	

**Olden Lane, Purley, CR8**  
**Gross Internal Area 534sq ft / 49.6sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
 Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

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