



17 Parkview, Christchurch Road, Purley

Offers In Excess of £450,000 999 YEAR LEASE + SHARE OF FREEHOLD

ShineRocks
PROPERTY AGENTS

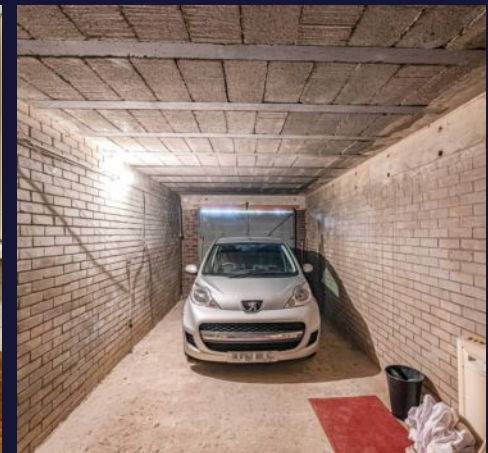
17 Parkview Christchurch Road

Purley, CR8 2NL

A beautifully presented, three double bedroom, two bath/shower room, large double reception room, second floor apartment with an impressive double garage and additional store cupboard. Situated in a central Purley location, just minutes from the Station and Town Centre. Communal entrance lobby, direct internal access to large tandem garage. Lift and staircase to the second floor, leading to front door and entrance hall with storage cupboard. Three double bedrooms with fitted wardrobes, family bathroom, separate shower room, fitted kitchen with views over Rotary Field, through living/dining room is flooded with natural light from sliding glass doors to the private balcony.

Tenure: Share of Freehold

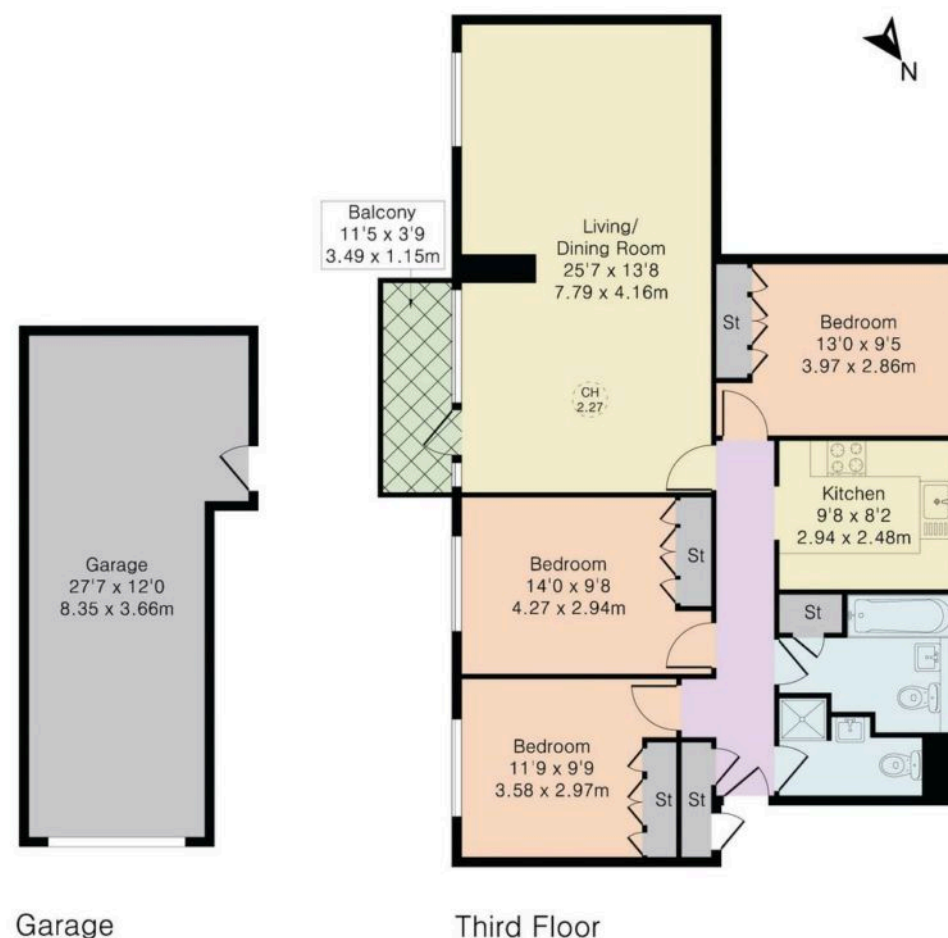
- SECOND/TOP FLOOR APARTMENT WITH VIEWS OVER PURLEY ROTARY FIELD
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LARGE DOUBLE GARAGE ACCESSED DIRECTLY FROM ENTRANCE LOBBY WITH ADDITIONAL STORE CUPBOARD
- WITHIN FIVE MINUTES WALK OF PURLEY STATION AND TOWN CENTRE
- PRIVATE BALCONY AND COMMUNAL GARDEN
- SHARE OF FREEHOLD + 999 YEAR LEASE
- COUNCIL TAX - D
- EPC - C
- SERVICE CHARGE £4,200 P/A





Approximate Gross Internal Area 1008 sq ft - 94 sq m

Garage Area 285 sq ft - 26 sq m



ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.