



2 Bedrooms | 1 Bathroom | 1 Reception Room

The Pines | Purley | CR8 2DZ

£250,000

LOFT

Chain free ground floor two
bedroom apartment with garage
en-bloc.

Chain free ground floor apartment, set within the first block of the popular development, The Pines, CR8. The property has a lot of potential for the new owner looking to put their own stamp on the property. It is situated perfectly for nearby transport links and the addition of a garage is always useful for storage or putting the car away safely.

The property will be vacated by the end of March, ready for the new owner. The property requires some updating internally, whilst the exterior has recently undergone some work in 2024, which resulted in a higher service charge. This higher figure is to be reviewed by the management company in March 2025 now the works have been completed in full. A full historic statement of the last 5 years service charge is available on request and it is expected the service charge will be expected to be

reduced

- Excellent location for schools, transport and amenities
- Large entrance hall with versatile usage
- In need of some modernisation

Ground Floor

Hallway

Reception Room
14'9 x 13'3 (4.50m x 4.04m)

Kitchen
18'4 x 7'6 (5.59m x 2.29m)

Bathroom

Bedroom 1
14'2 x 9'3 (4.32m x 2.82m)

Bedroom 2
12'4 x 7'7 (3.76m x 2.31m)

Outside

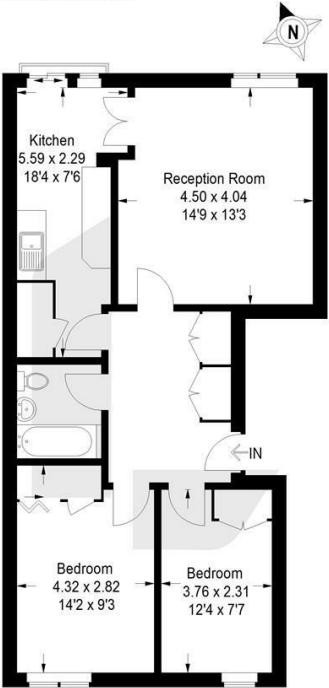
Communal Gardens

Garage En Bloc



The Pines, CR8

Approximate Gross Internal Area
65.3 sq m / 703 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1160397)



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EPC Rating: C