



Watney Close, CR8 4BS

welcome to

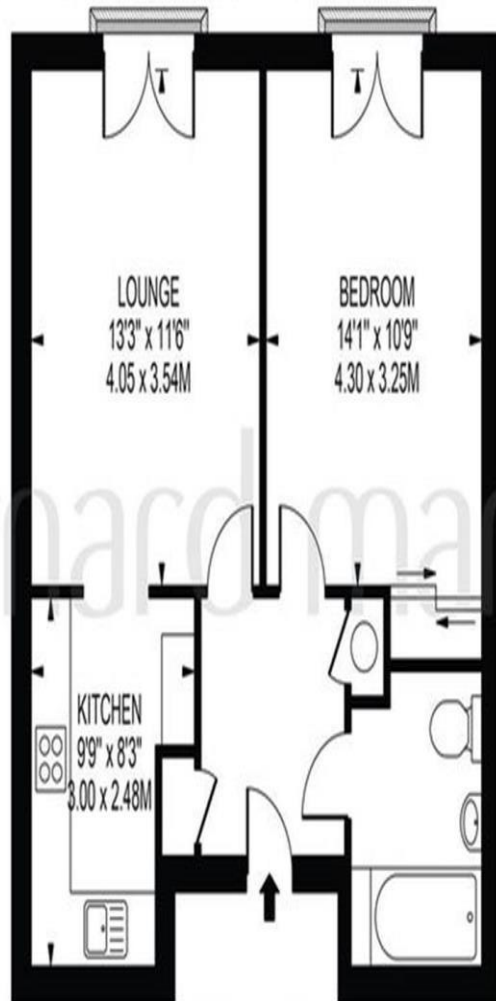
Watney Close, Purley

A spacious one bedroom ground floor purpose built flat comprising of a large reception room, modern kitchen, one double bedroom, modern bathroom and private patio. The property is offered to the market chain free and has a remaining lease of approximately 82 years. "shared ownership with the ability to staircasing to 100% on completion". The property is conveniently located for Reedham Station and Purley Station which provide fantastic links into London. There are many local amenities nearby such as a Tesco Extra, Sainsbury's Local and other convenience stores. There are various restaurants and bars in Purley High Street to choose from to enjoy a nice meal or refreshment. If you want to venture further into Croydon then you have the highly regarded South End Restaurant Quarter and The Boxpark. The property is surrounded by greenery with Purley Way Playing Fields, Coombes Wood and a number of local Golf Courses close by such as Woodcote Park Golf Club and Purley Downs Golf Club to name a few.



WATNEY PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 513 SQ FT • 47.67 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Watney Close, Purley

- Ground Floor
- One Double Bedroom
- Spacious Reception Room
- Modern Kitchen
- Modern Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106795



Property Ref:
SAN106795 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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