



Plough Lane, PURLEY CR8 3QA

welcome to Plough Lane, PURLEY

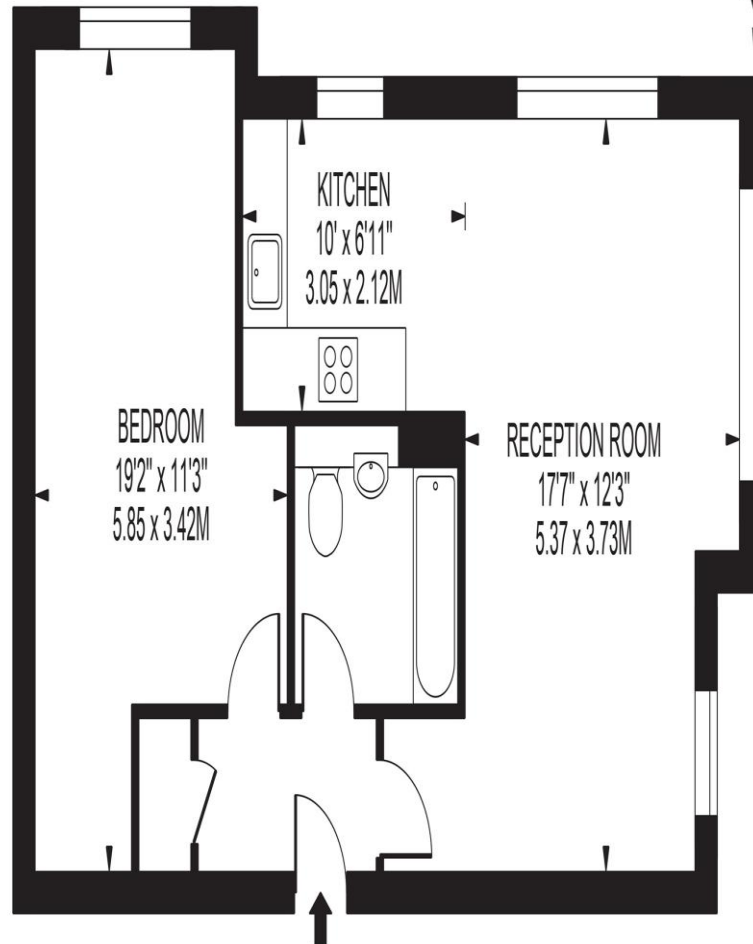
Shared Ownership 25% Share A bright and spacious one bedroom first floor apartment situated in the heart of West Purley. Welcome to The Grange which is a stunning one bedroom first floor apartment comprising of a large reception room with triple aspect which provides an array of natural light and there is ample space for dining and relaxation, a modern fitted kitchen, a larger than average double bedroom and luxury bathroom suite. The property is beautifully presented throughout and is offered the market chain free. The property further benefits from a long lease and is covered for a number of years under the NHBC warranty. The property is being offered with a 25% share of ownership which provides an affordable way for first time buyers to get onto the property ladder and to enjoy modern, stylish and spacious living.

The property is situated in Plough Lane, Purley and is conveniently located for Purley Station and provides fantastic links into London plus the Gatwick Express from Purley providing a very speedy journey to the airport and East Croydon. Locally, you are spoilt for choice in terms of shopping and dining with Purley hosting a variety of different cuisines from all over the world, including the popular La Fuentes, 4 Locos Argentine Steakhouse as well as a few supermarkets such as Tesco Purley Extra, coffee shops, cafes as well as local shops. If you like the more vibrant lifestyle then Croydon has brought Shoreditch to Surrey, with the popular Boxpark which is one of the largest food, culture and social destination in London.



THE GRANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 552 SQ FT - 51.27 SQ M



FIRST 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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welcome to

Plough Lane, PURLEY

- First Floor Apartment
- One Double Bedroom
- Spacious Open Plan Reception Room
- Modern Fitted Kitchen
- Luxury Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2477.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107419



Property Ref:
SAN107419 - 0013

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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