



Brighton Road, Purley CR8 2LJ

Not for marketing purposes INTERNAL USE ONLY

welcome to **Brighton Road, Purley**

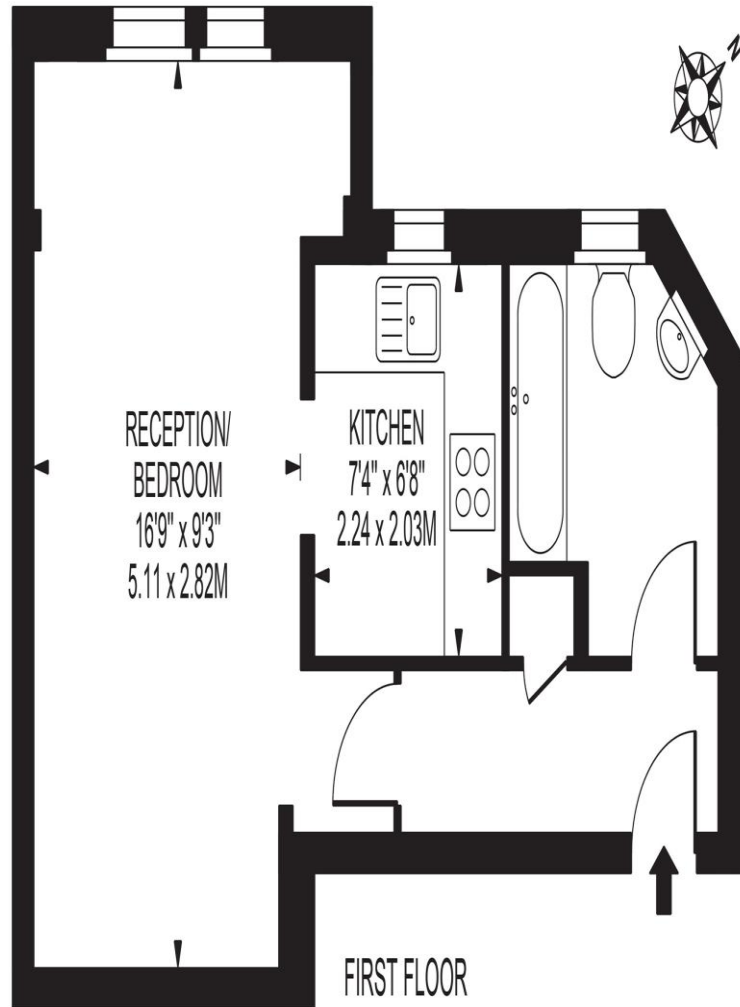
A beautifully presented first floor Victorian conversion studio flat comprising of a large studio room, separate kitchen and bathroom. The property further benefits from off street parking and a long lease with over 994 years left remaining.

The property is situated a short walk away from Purley Station which provides fantastic links into London Victoria/London Bridge. Purley High Street provides a number of convenient stores such as a Tesco Superstore, Sainsbury's local, Costa Coffee and a number of restaurants such as 4 Locos Argentine Steakhouse and Pizza Express. The property is surrounded by greenery with Riddlesdown Common, Kenley Aerodrome and Purley Playing Fields close by and many top performing state and private schools to choose from.



BRIGHTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 310 SQ FT - 28.80 SQ M



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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.



welcome to

Brighton Road, Purley

- Period Conversion
- Studio
- Separate Kitchen
- Very long lease
- Off Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Sep 2017.

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

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107640 - 0002

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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