



**Guide Price**  
**£300,000**

**Leasehold**

3x  1x  1x 

**Clement Close, Purley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Large ground floor flat with balcony and communal gardens
- Semi-rural location with stunning views
- Spacious kitchen, lots of storage
- Good condition throughout
- Close to good schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 14'9 x 12'10 (4.50m x 3.91m)

Kitchen: 11'1 x 10'8 (3.38m x 3.25m)

Bathroom

Separate Toilet

Bedroom 1: 12'11 x 11'5 (3.94m x 3.48m)

Bedroom 2: 10'11 x 9'11 (3.33m x 3.02m)

Bedroom 3: 10'0 x 7'11 (3.05m x 2.41m)

### OUTSIDE

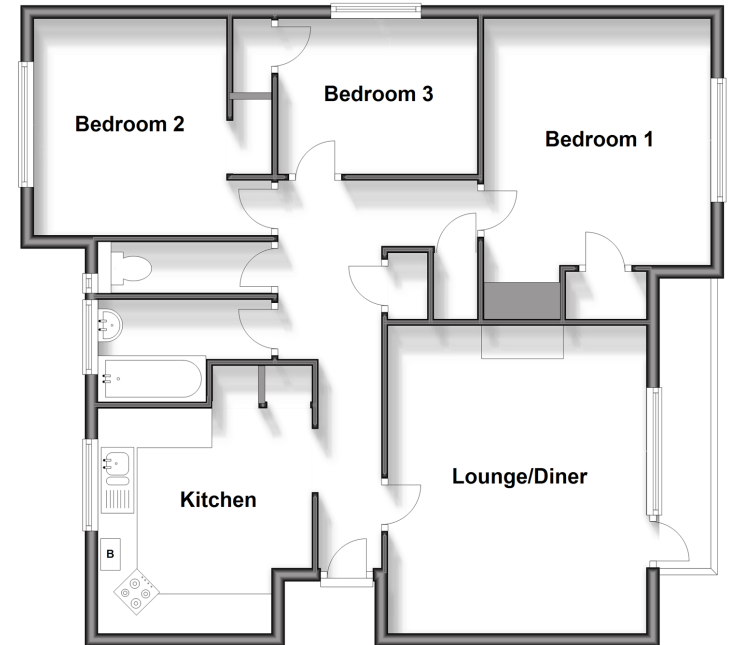
Communal Gardens

Outside Storage

Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 83.0 sq. metres (893.3 sq. feet)



21507425/20240309/DI/MS