



Brighton Road | | Purley | CR8 4EX

Asking Price £150,000

BOND & SHERWILL
EST. 1908

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Bond & Sherwill are proud to market this rarely-available ground-floor studio apartment which is for cash buyers.

The interior features a studio with high ceiling, kitchen area and a bathroom.

This apartment benefits from being just a short walk from Reedham Railway Station and being in close proximity of Purley Railway Station, which provides swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network while local amenities, shops and restaurants can be found in Purley Town Centre.

We have been informed of the following by the vendor:

Council Tax: Band B

Lease Length: 112 years remaining

Estimated service charge for the year to 31.12.2025 - £746.39

Service charge review period: Yearly

Ground rent per annum: £200

Ground rent review period: 2037

Studio

The studio includes two electric heaters, three sash windows, entry phone system, cupboard, smoke alarm and coved ceiling.

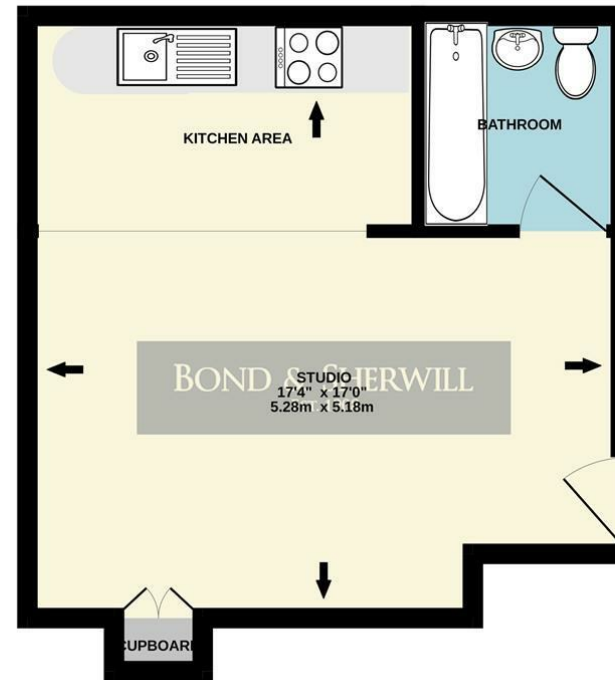
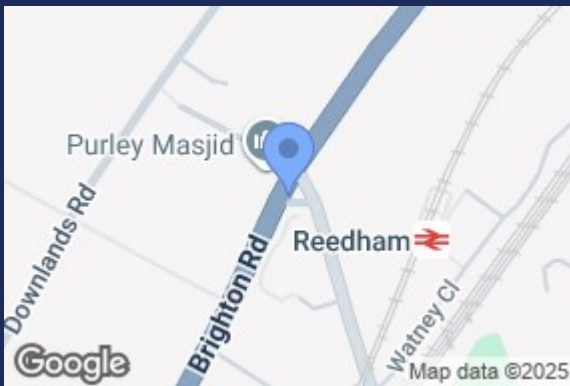
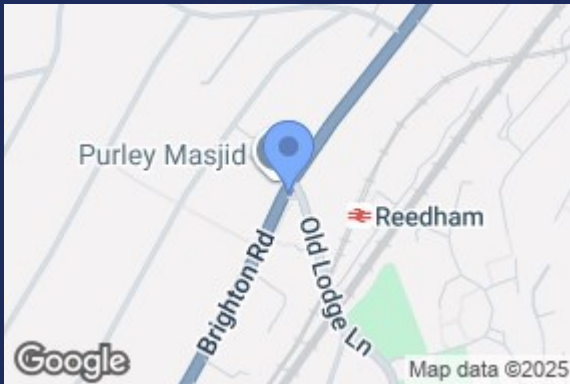
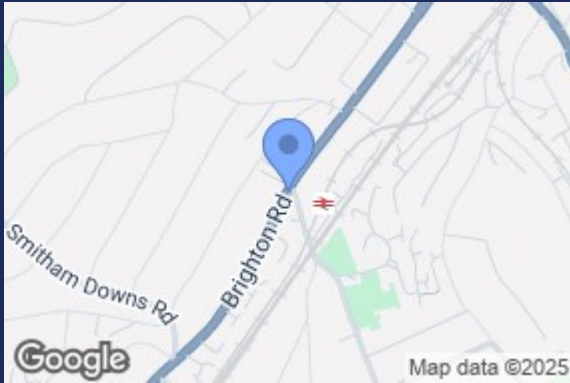
Kitchen Area

The kitchen area includes wall & base level units with work surface area, partially-tiled walls, cupboard housing hot water cylinder, four-ring electric hob with extractor hood, oven, space for washing machine, sink with drainer & stainless-steel mixer tap, electric heater, smoke alarm and coved ceiling.

Bathroom

Tile enclosed bath with wall-fixed controls, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, tiled floor and extractor fan.





GROUND-FLOOR
293 sq.ft. (27.2 sq.m.) approx.

TOTAL FLOOR AREA : 293 sq.ft. (27.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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