

Flat 33, Reynard Court, 10 Foxley Lane, Purley

Price £115,000 Leasehold

ShineRocks
PROPERTY AGENTS

Flat 33

Reynard Court, Purley

A charming one bedroom McCarthy and Stone retirement apartment, for the over 60s, located in a central Purley location. Communal entrance, lovely communal living area (see second photo featured), lift or stairs to third floor. Entrance hall, large storage cupboard, bright through living/dining room with window overlooking the rear, glass double doors to a tiled kitchen, fitted with wall and floor units with stainless steel sink unit, fitted hob and oven with extractor hood over, space for fridge/freezer. Spacious double bedroom with fitted wardrobes and window overlooking communal gardens, well fitted and good sized bathroom. 125 year lease from 1st August 2003, with 102 years remaining. Service Charge - £3,267.50 p/a. Ground Rent - £1,107.75 p/a. Included in the service charge are: Building insurance, water bills, use of communal laundry, lovely communal living room & gardens. Only visitor parking is available. NO ONWARD CHAIN.

Currently unfurnished, CGI has been used in some images to show how the property may look once furnished.

- NO ONWARD CHAIN
- VIDEO TOUR AVAILABLE
- ONE BEDROOM, THIRD/TOP FLOOR RETIREMENT FLAT WITH SPACIOUS LIVING/DINING ROOM
- LEASEHOLD WITH 102 YEARS REMAINING, SERVICE CHARGE £3,267.50 P/A, GROUND RENT £1,107.75 P/A
- QUALITY MCCARTHY & STONE DEVELOPMENT, MINIMUM AGE 60, RESIDENTS LOUNGE, LAUNDRY ROOM, COMMUNAL GARDENS, 24/7 EMERGENCY CALL SYSTEM, LIFT TO ALL FLOORS, GUEST SUITE.
- CENTRAL PURLEY LOCATION WITH VISITOR PARKING, WALKING DISTANCE OF LOCAL SHOPS & PURLEY RAILWAY STATION
- * CGI HAS BEEN USED IN SOME IMAGES TO SHOW HOW ONE MAY UPDATE/FURNISH THE PROPERTY *









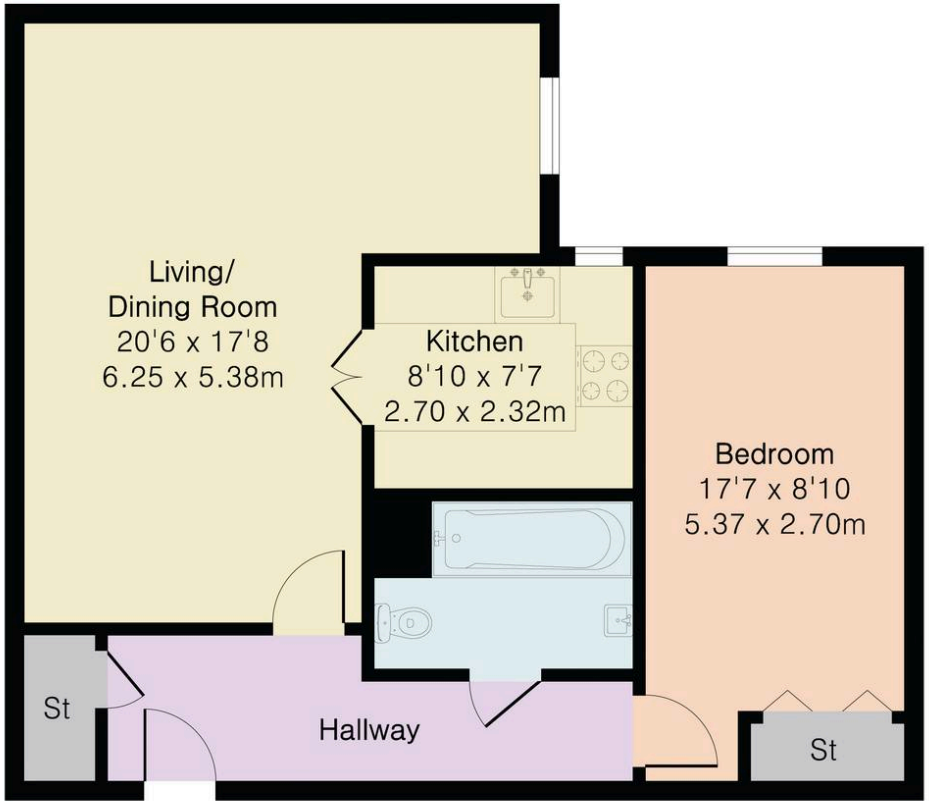








Approximate Gross Internal Area 677 sq ft - 63 sq m



Third Floor

ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.