



Astoria Court High Street, Purley CR8 2XT

welcome to

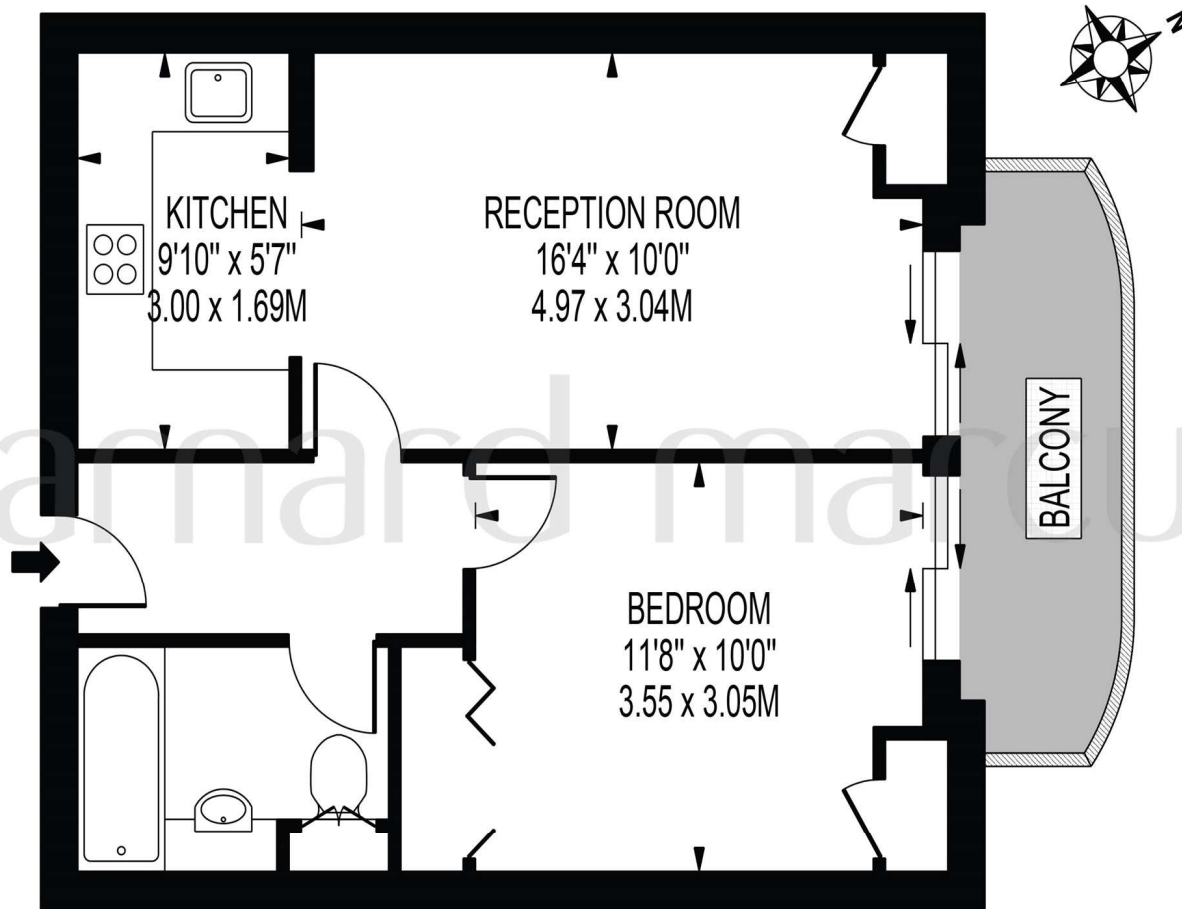
Astoria Court High Street, Purley

Second floor apartment with lift access and a private balcony.



ASTORIA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 458 SQ FT - 42.56 SQ M



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.

This well-presented second floor apartment is set within a conveniently located building, and benefits from convenient lift access. The property offers a bright and generously sized reception room, providing ample space for both living and dining areas, while the separate kitchen is thoughtfully laid out with good storage and worktop space. The bedroom is a comfortable double and features built-in storage, creating a practical and clutter-free environment. A well-appointed bathroom serves the property, and a private balcony offers valuable outdoor space, ideal for relaxing or enjoying a morning coffee. Located on High Street in the heart of Purley, the apartment enjoys immediate access to a wide range of local amenities including supermarkets, cafés, restaurants and everyday conveniences. Purley railway station is just a short walk away, providing excellent transport links into Central London and surrounding areas, making the property ideal for commuters. The area is also well served by bus routes and offers easy access to the A23 and M25, while nearby green spaces provide opportunities for outdoor recreation. The property is currently rented out for £1,300 per calendar month.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Astoria Court High Street, Purley

- Second Floor Flat
- Lift Access
- Generous Reception
- Private Balcony
- Separate Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1080.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107866



Property Ref:
SAN107866 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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