

Russell Hill Place, Purley CR8 2LT

Welcome to

Russell Hill Place, Purley

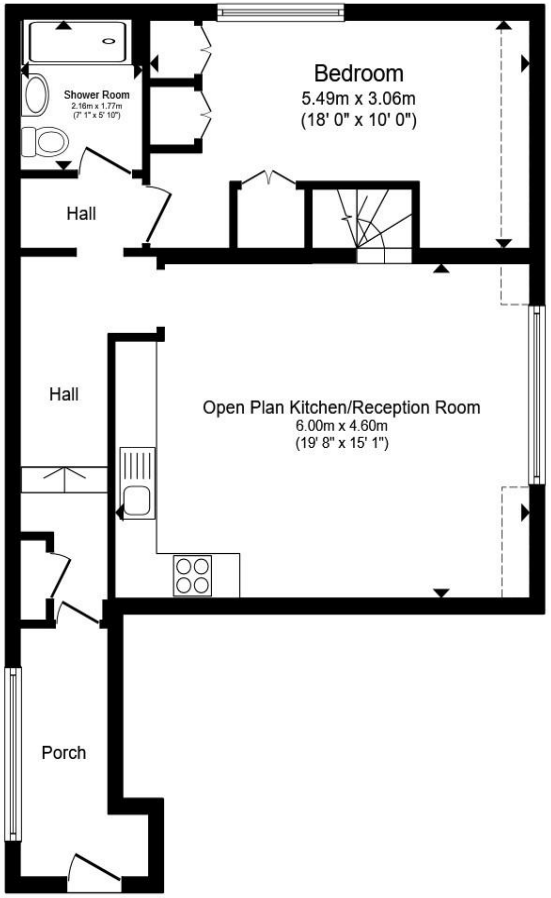
A centrally located spacious one/two-bedroom top floor flat in the heart of Purley town centre, comprising of entrance hall, one/two bedrooms, light and airy open plan lounge/kitchen with vaulted ceiling, and shower room with walk in shower cubicle. The property further benefits from a spacious communal terrace and internally is presented in excellent order throughout. There is a fantastic mezzanine level which works as a 2nd bedroom but could also be a study/workstation. The flat is conveniently located for transport links including Purley train station which is approximately 0.2 miles from the property and provides fantastic links into London Victoria and surrounding areas. There are many bus routes, local shops, bars, restaurants and a 24-hour Tesco Supermarket nearby along with many green spaces and some great golf courses for those who love the outdoor life

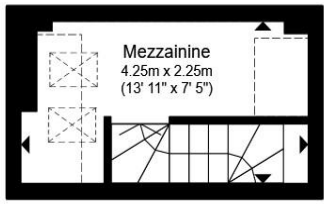






Agents Note:







Second Floor

Third Floor

Total floor area 71.5 m² (769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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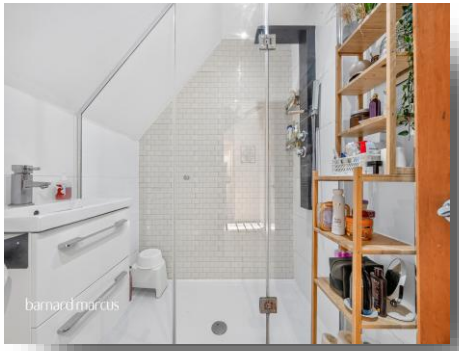
Russell Hill Place, Purley

- One/two-bedroom flat
- Top floor flat
- Mezzanine area and vaulted ceiling
- Secure external communal areas
- Superb presentation

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SAN108248 - 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.

020 8651 6363

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