

Asking Price: Asking Price £70,000

11 Pampisford Road | Purley | Surrey | CR8 2UU

Pollard Machin

estate agents since 1885

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No Onward Chain

A spacious, 2nd floor one double bedroom retirement apartment forming part of Gresham Court in Purley. Beautifully landscaped communal gardens as well as a lounge and a lift to all floors. Conveniently located on Pampisford Road close to Purley, bus routes, Purley railway station and an excellent choice of good shops and restaurants as well as Tesco Superstore. Lease 125 years from 1 November 2000. Service charge for 1 April 2025 - 31 March 2026 £864 monthly. EPC Rating B. Council Tax Band C.





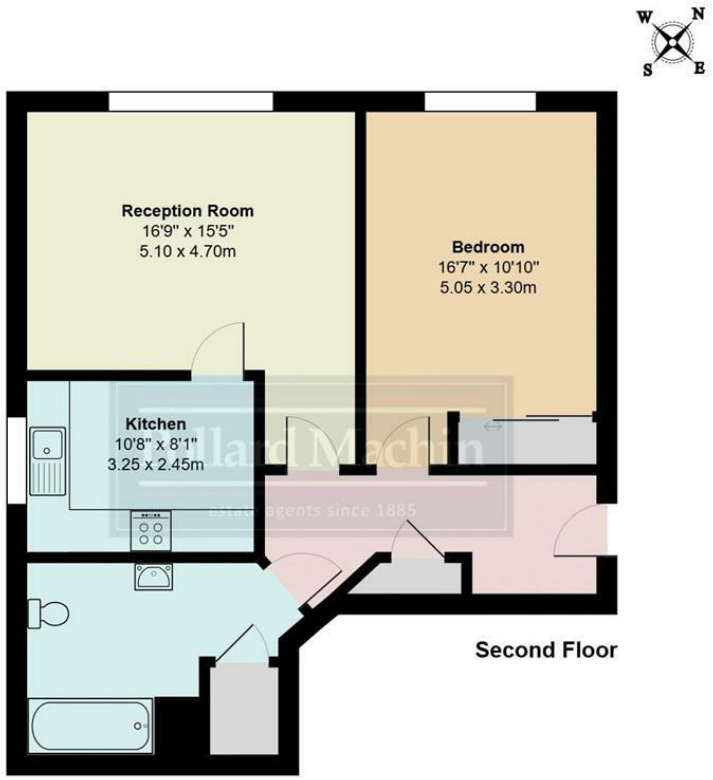
Gresham Court is a gated retirement development for 65's and over. Secure entry phone system and a lift giving access to all floors. This apartment has a large double bedroom with fitted wardrobe, a spacious lounge/diner and a separate fitted kitchen, large accessible bathroom and generous hallway with ample cupboard space for storage. There is a duty manager 24/7 and emergency pull cords allowing independent living.





Lift access to all levels, comfortable communal lounge and library area overlooking the patio and gardens ideal for socialising with other residents and visitors, dining room with restaurant facilities offering lunch most days, hobbies room, landscaped gardens, buggy store and car parking. There is also a secure door entry and emergency alarm call system.

Gresham Court is located along Pampisford Road close to bus routes to surrounding areas, Purley Train Station, a variety of restaurants, coffee bars and shops including a Tesco Superstore.



Gresham Court, 11 Pampisford Road CR8
Gross Internal Area 700sq ft / 65sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Key Features:

- Gated Retirement Development
- Lift Access To All Floors
- Beautiful Communal Gardens
- Communal Lounge With Regular Events
- Large Double Bedroom With Fitted Wardrobes
- Conveniently Located for Purley
- Independent Living
- Duty Manager On Site
- Wheelchair Accessible

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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