

ASKING PRICE £475,000



Flat 2 63 Selcroft Road, Purley CR8 1AL

Lower Ground Floor - Three Bedroom Modern Flat With Two Outside Spaces - CHAIN FREE

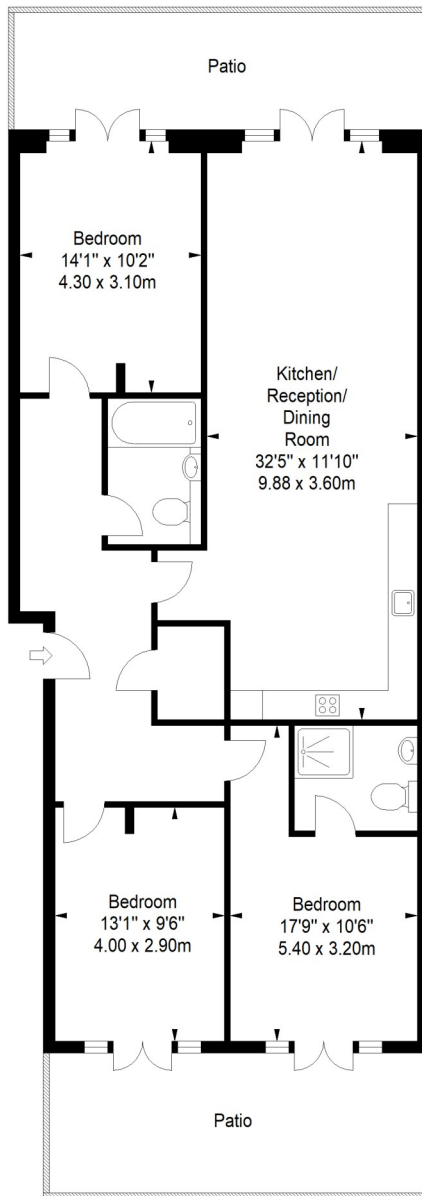
Frost Estate Agents are delighted to offer this generous 1,080 sq/ft lower ground floor apartment with the benefit of two outside spaces, this three bedroom apartment features generous room sizes, two fully tiled bathrooms, gas central heating, double glazing and Residents Parking. From the entrance hallway you access all the bedrooms, family bathroom and living space. The 32ft open plan reception and kitchen is unusually large, and leads to the rear facing terrace, which can also be accessed by one of the double bedrooms. Both the principal and second bedroom lead to the front facing private patio. The kitchen has a range of appliances including, dishwasher, fridge freezer, oven & hob, washing machine and extractor hood, all complemented with stone worktops.

The property is conveniently located for Purley mainline station (approx. 6-8 min walk) where you can choose Victoria or London Bridge as direct destinations. The Thameslink Route provides access to Farringdon and the City – all around 30 minutes' travel time. Trains from central London also run throughout the night for ultra-convenience. Gatwick airport is just 26 minutes in the opposite direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25.

Purley's town centre offers an excellent choice of shops, bars, cafes and restaurants, all a short walk from Selcroft Road. If you're feeling active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by including Riddlesdown common which is only 0.5 mile away.



Selcroft Road
 Approximate Gross Internal Area
 1080 sq ft / 100.33 sq m



Lower Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Lease 125 Years

Ground Rent £0

Service Charge £2,092.73

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

