



Partridge Knoll | | Purley | CR8 1BT

Asking Price £270,000

BOND & SHERWILL
EST. 1908

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Purley | CR8 1BT
Asking Price £270,000

Located within ideal proximity to Purley Town Centre this chain-free, two-bedroom, share-of-freehold, split-level apartment includes its own impressive rear garden and is available to view immediately.

Internal features include two bedrooms, shower room, en-suite, open-plan lounge/kitchen, double-glazing, gas central heating and a split-level design.

Additional benefits include an impressive own rear garden, while the property will also be sold with a new 999 year lease. We have also been informed that the service charges will be 50% of the service costs.

Purley Railway Station provides swift and easy access to a range of destinations including London Bridge, London Victoria, St Pancras, Kings Cross, Farringdon, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network.

One of the most appealing features of the local area is the schools which include Beaumont Primary School, Harris Primary Academy & New Valley Primary School. Coulsdon Manor Golf Club & Reedham Park Tennis Club are amongst popular local destinations while a variety of amenities, shops, gyms and restaurants can be found in Purley Town Centre.

Hallway

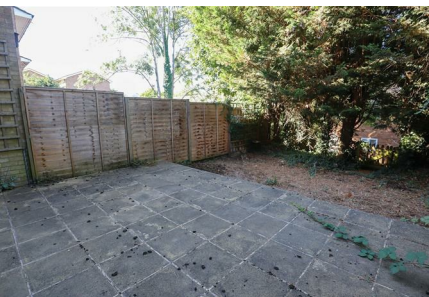
The hallway includes wooden flooring, radiator, smoke alarm and stairs descending to lower-ground-floor.



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Bedroom Two

Bedroom two includes double-glazed single-casement window and radiator.

Shower Room

The shower room includes shower enclosure with electric shower, partially-tiled walls, pedestal wash-hand basin, low-level W.C, chrome heated towel rail and extractor fan.

Bedroom One

Bedroom one includes two double-glazed two-casement windows and two radiators.

En-Suite

The en-suite includes chrome heated towel rail, low-level W.C with dual-flush, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment, partially-tiled walls and extractor fan.

Lower Ground-Floor Hall

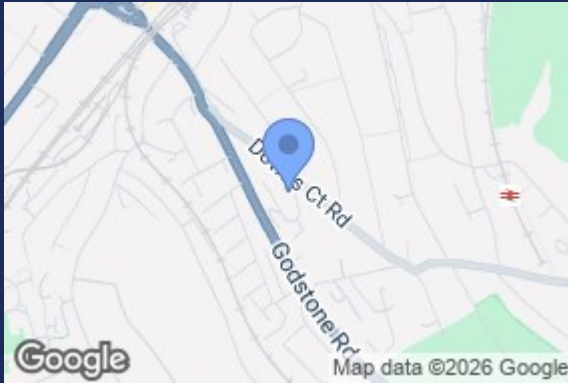
The hall includes stairs ascending to first-floor, cupboard and smoke alarm.

Kitchen/Lounge

The kitchen/lounge includes two radiators, double-glazed glass-panel door leading to rear garden, two-casement double-glazed window, smoke alarm, wall & base level units with work surface area, sink with drainer, partially-tiled walls, oven, four-ring gas hob with stainless-steel extractor hood, space for fridge-freezer, space for washing machine and wall-mounted boiler.

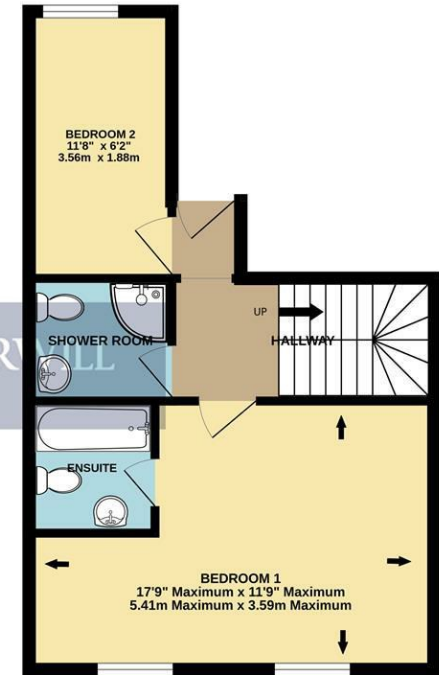
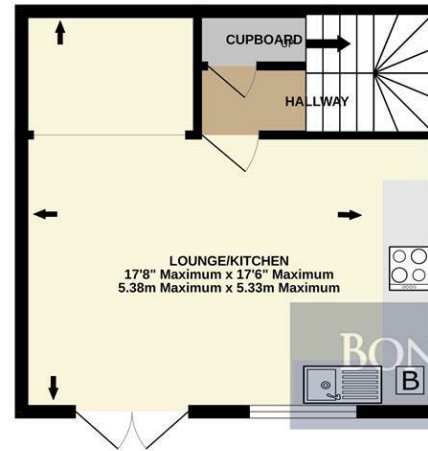
Rear Garden

The rear garden includes is mostly laid to lawn and includes a patio area, water tap, patio area, rear access and a range of plants and shrubs.



LOWER GROUND-FLOOR
319 sq.ft. (29.7 sq.m.) approx.

GROUND-FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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