



Partridge Knoll | | Purley | CR8 1BT

Asking Price £240,000

BOND & SHERWILL
EST. 1908

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

Internal features include two bedrooms with fitted wardrobes, bathroom, additional W.C, lounge, kitchen, double-glazing, gas central heating and a split-level design.

Additional benefits include own front garden, while the property will also be sold with a new 999 year lease. We have 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.



Entrance
The entrance includes partially-tiled floor, smoke alarm and stairs ascending to first-floor.

Bathroom
The bathroom includes tiled floor, panel-enclosed bath with shower hose attachment, pedestal wash-hand basin, chrome heated towel rail, low-level W.C with dual-flush, double-glazed single-casement opaque window and extractor fan.

Hallway
The hallway includes radiator, double-glazed two-casement window and down-lights.

Kitchen
The kitchen includes wall & base level units with work-surface area, double-glazed single-casement window, radiator, space for free-standing fridge-freezer, space for washing machine, oven, four-ring gas hob with stainless-steel extractor hood, wall-mounted boiler, tiled floor, smoke alarm and down-lights.

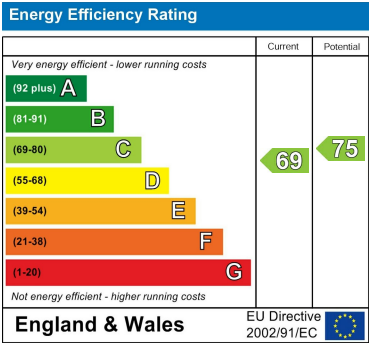
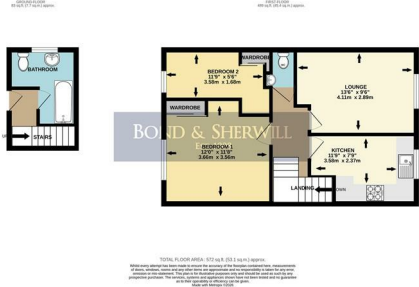
Lounge
The lounge includes double-glazed two-casement window, radiator and down-lights.

Bedroom One
Bedroom one includes double-glazed two-casement window, fitted wardrobe, radiator and down-lights.

Bedroom Two
Bedroom two includes fitted wardrobe, radiator, double-glazed two-casement window and down-lights.

W.C
The W.C includes low-level W.C, tiled floor, extractor fan and wash-hand basin.

Front Garden
The property includes its own garden which is to the front of the property and is also used to access the building. It is mostly laid to lawn.



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