



Christchurch Road, Purley
Offers In Excess Of: £300,000

Bairstoweves







With far reaching views across Purley Rotary Field and conveniently located being within very close proximity Purley Town centre is this very spacious two double bedroom top floor apartment situated within this highly sought after development.

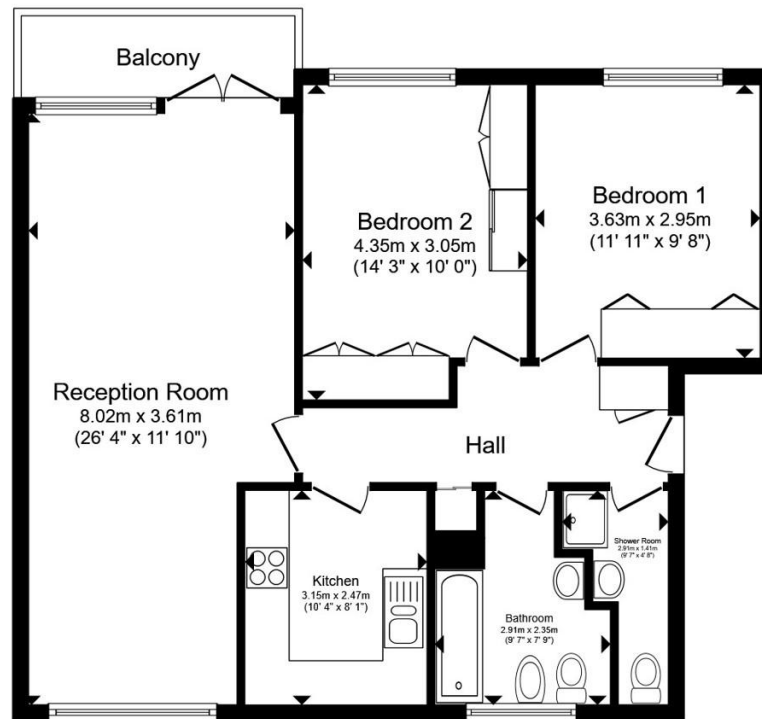
Offered to the market with no onward chain and requiring some updating, this apartment features a bright and spacious 26ft double aspect lounge/diner with an abundance of natural light and further benefits from a large balcony with space for a table and chairs. There is a separate kitchen with plenty of wall and base units, a built-in gas hob and double oven plus space for white goods. There are two very generous double bedrooms both with built in wardrobes and the apartment features two bathrooms. For ease of access there is a lift to all floors within the development and further benefits include a double garage with an electric door, a private storage room, residents parking and a share of the freehold.

The property is situated within very close proximity to Purley Town centre and Purley Station which provides access to both London Bridge and Victoria stations plus Blackfriars using Thameslink. Purley Town includes numerous shops, restaurants and cafes including a Tesco's and Sainsbury's Local plus Costa Coffee and Pizza Express.

There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumnor House, John Fisher, Wilsons, Wallington Girls, Whitgift School and Croydon High for Girls, all within the local vicinity.

Purley offers a vast choice of sports facilities with Purley Sports Club half a mile away and numerous gyms, tennis and golf clubs locally. There is easy access by car to the M25 and M23 via Coulsdon providing routes to both Gatwick and Heathrow Airports and the motorway network.





Total floor area 76.1 m² (819 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





Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£4,200**

Years Left on Lease: **947**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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