

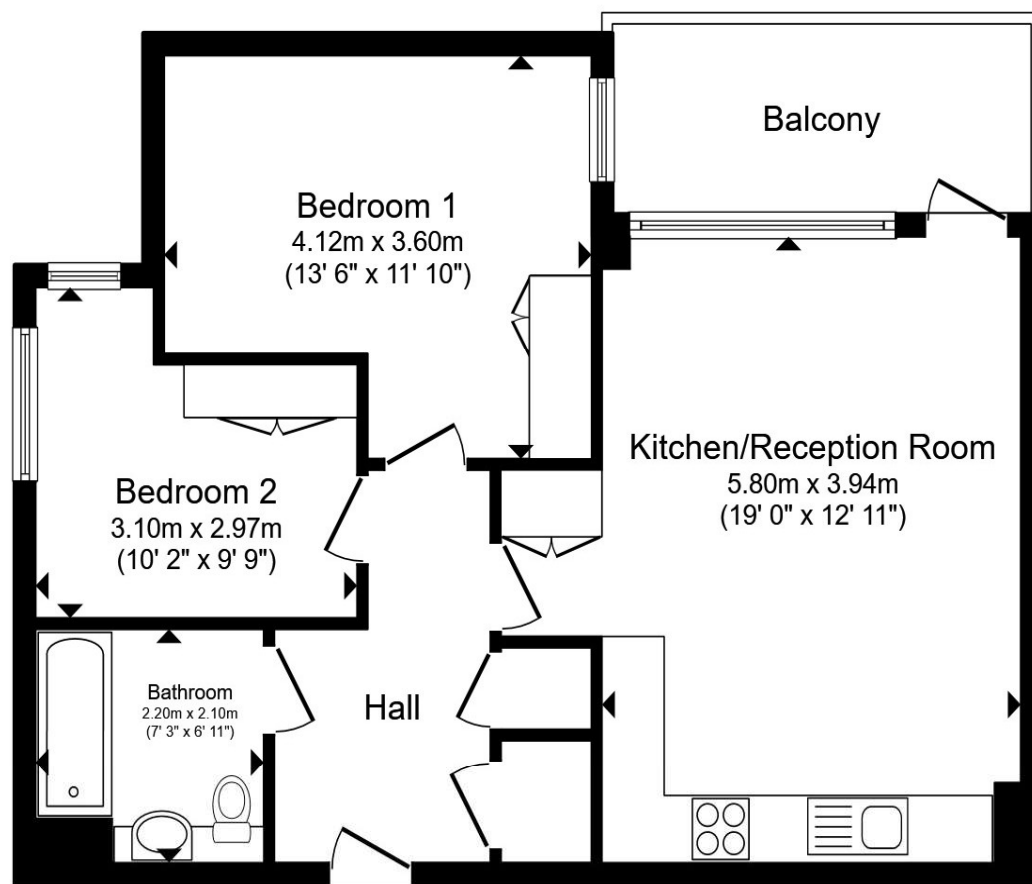


Purley Way, Croydon CR0 4FF

welcome to
Purley Way, CROYDON

Situated on the third floor of a modern development on Purley Way, this well-presented two-bedroom apartment offers bright, contemporary living with the added benefit of a private balcony and convenient on-street parking nearby.





3rd Floor

Total floor area 59.6 m² (642 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



The property is accessed via a welcoming entrance hall with useful storage cupboards, leading through to a spacious open-plan kitchen/reception room. Designed with modern living in mind, the kitchen is fitted with a range of contemporary units and integrated appliances, while the generous living and dining area provides an excellent space for relaxing and entertaining. Sliding doors open directly onto a private balcony, creating a seamless indoor-outdoor feel and offering an ideal spot to enjoy the surrounding outlook. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from direct access to the balcony. The second bedroom is a versatile space, perfect for guests, a home office, or a growing family. A modern family bathroom completes the accommodation. The apartment is presented in good decorative order throughout and would make an excellent purchase for first-time buyers, downsizers, or investors alike. Formerly of shared ownership, Hyde Homes have confirmed that they are prepared to staircase a purchase transaction to enable 100% leasehold ownership on completion. This means that any prospective purchaser would acquire the vendor's existing 40% share, together with the remaining 60% share from Hyde Housing. The advertised price reflects the value of the 100% leasehold. Your conveyancer will advise on the timescales involved, and buyers should satisfy themselves as to their lending position.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Two double bedrooms
- Spacious open-plan kitchen/reception room
- Private balcony
- Modern bathroom
- Storage cupboards

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3888.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110209



Property Ref:
SCS110209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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