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MARRIOTT VERNON
ESTATE AGENTS

5 Dale Road, Purley, CR8 2ED

Guide price £350,000



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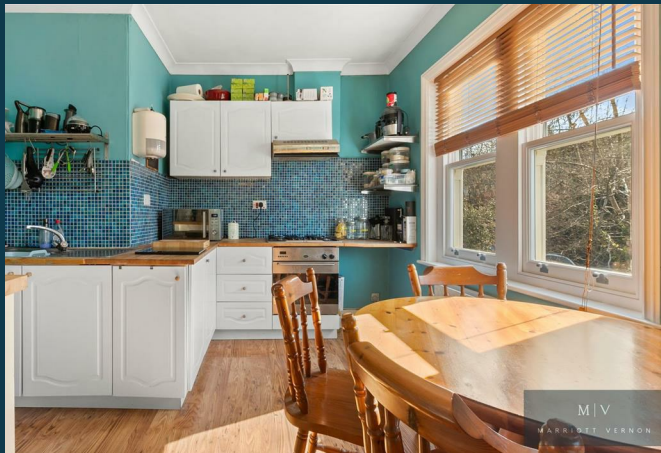
Guide Price £350,000-£375,000

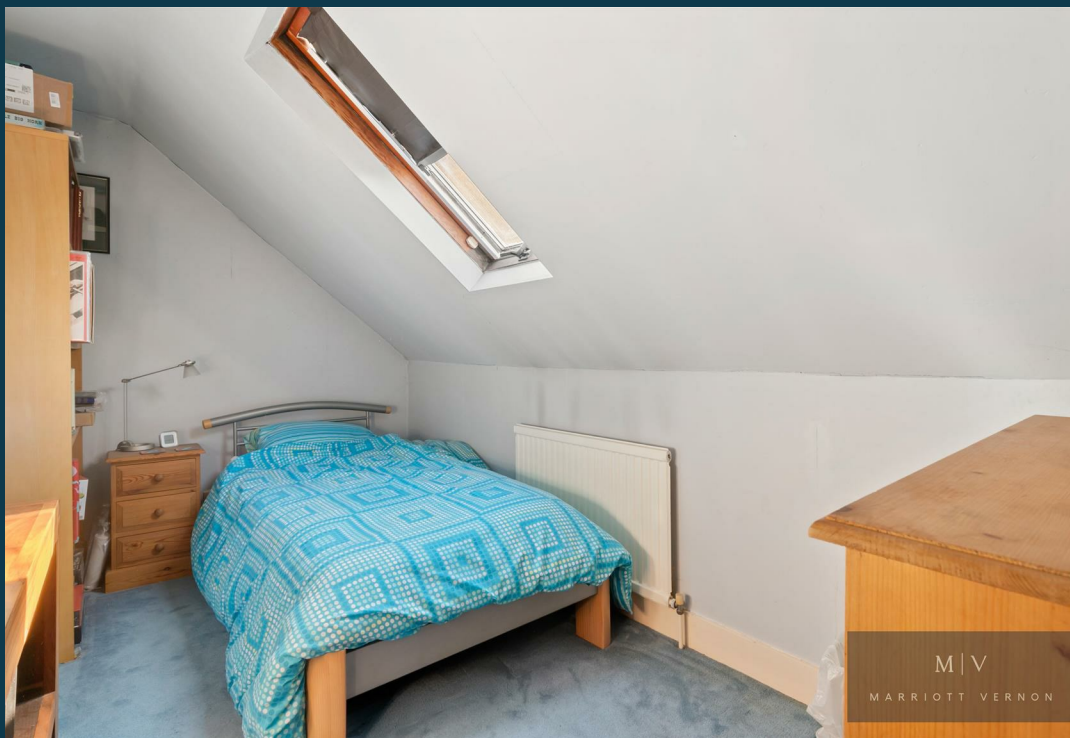
Marriott Vernon present to the market this spacious two bedroom split level flat with off street parking, long lease (161 years remaining), low service charges (£885 per year) and no chain, ideally situated close to Purley station and town centre. The property offers generous accommodation over two levels, ideal for homeowner or investor alike. Features include a spacious reception room, separate kitchen/breakfast room, modern upstairs bathroom and gas central heating with brand new Worcester Greenstar 4000 25kW Combi Boiler installed with 7 Year Guarantee. The property is self managed with a right to manage company.

Accommodation comprises entrance hall leading into the reception room with bay window, ample space for relaxing and dining, with double doors through to the separate kitchen/breakfast room. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. To the upper floor, there are two bedrooms, plus a family bathroom with three piece suite.

The property is enviably located within just a short walk of Purley station, as well as numerous regular bus routes providing connections into Central London and to the surrounding area. The centre of Purley itself is close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools including Cumnor House, Thomas Moore and John Fisher, as well as beautiful open spaces.

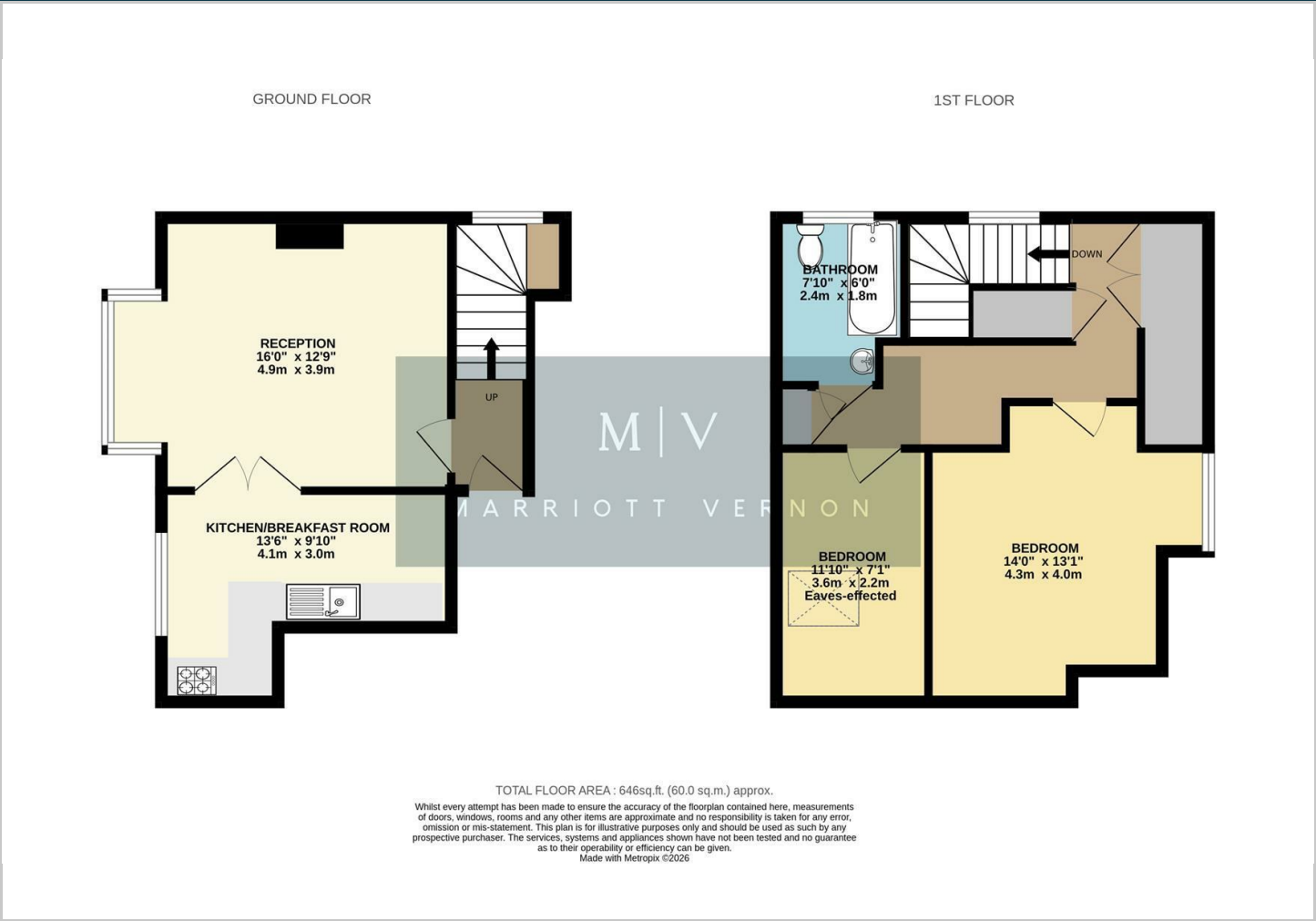
Viewings are highly recommended.







Floor Plans



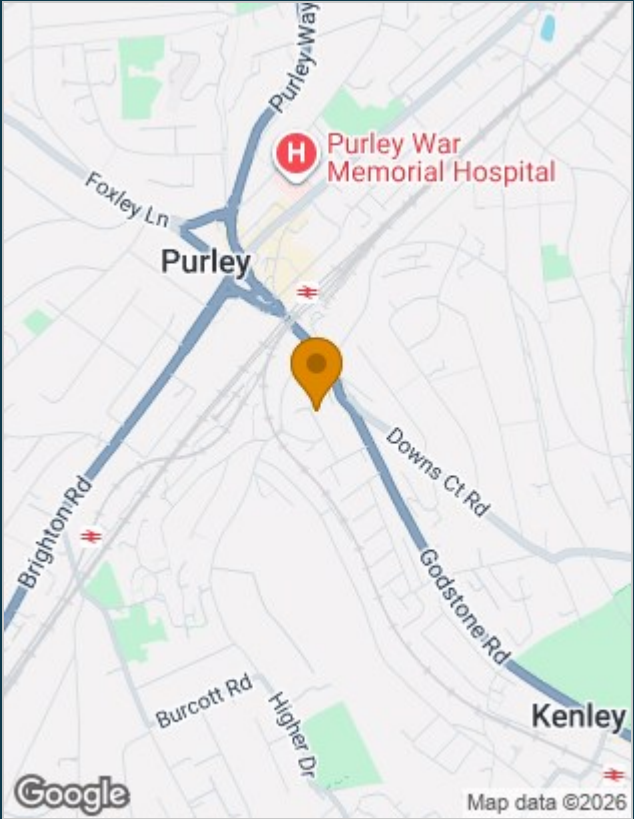
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	