

GUIDE PRICE £210,000



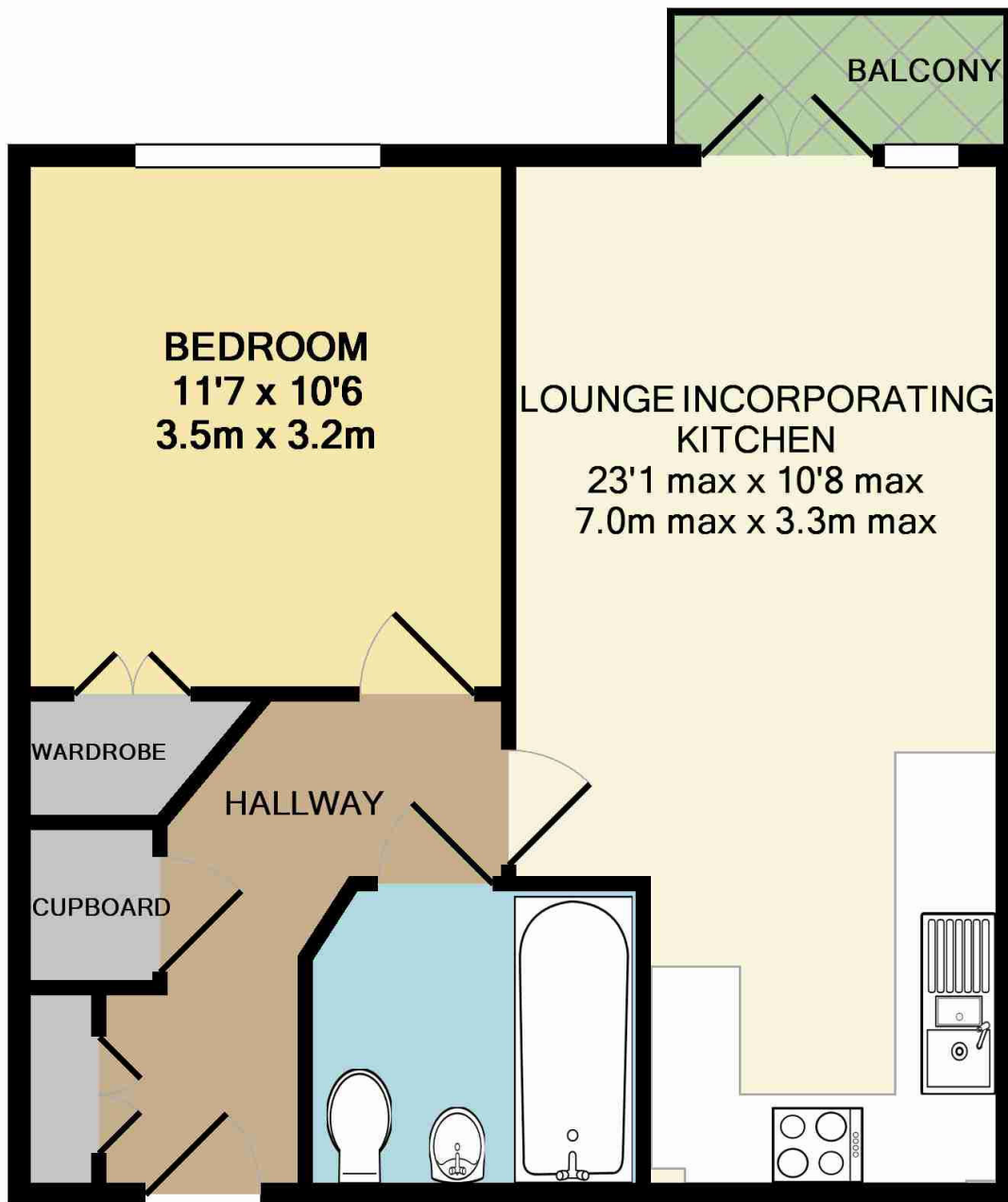
Flat 15, Walker House 55A Partridge Knoll Purley CR8 1AY

Frost are delighted to announce this prime opportunity to acquire a first floor double bedroom apartment, residing in a modern gated development nestled at the end point of a popular cul de sac within Purley. The home comes with the available purchase options of complete 100% ownership or on a more advantageous part rent/part own basis.

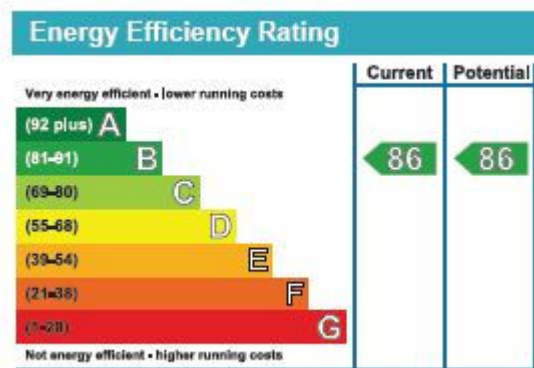
The accommodation comprises; 'L' shape entrance hall providing useful storage cupboards, ample & respectable open plan living room/kitchen arrangement granting access to a private balcony, double bedroom with built in wardrobe facility along with a separate main bathroom incorporating 'white suite'. The property also adds gas central heating plus double glazing alongside a private allocated parking facility and no onward chain.

Partridge Knoll is found off Downs Court Road within 0.35 miles of Purley mainline train station, which provides fast and frequent services to central London (Victoria & London Bridge). Purley centre has an array of shops/amenities, bus services and open recreational spaces. Croydon town centre is also accessible providing its comprehensive range of department stores, shops, transport services, entertainment facilities.





TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

