



Walker House, Partridge Knoll, Purley, CR8 1AY

Welcome to Walker House, Partridge Knoll, Purley

A beautifully presented two bedroom purpose built shared ownership flat comprising of a spacious open plan reception room with Juliet balcony, two bedrooms and modern bathroom. The property further benefits from an allocated parking space, long lease, lift access and is offered to the market with a 45% share.

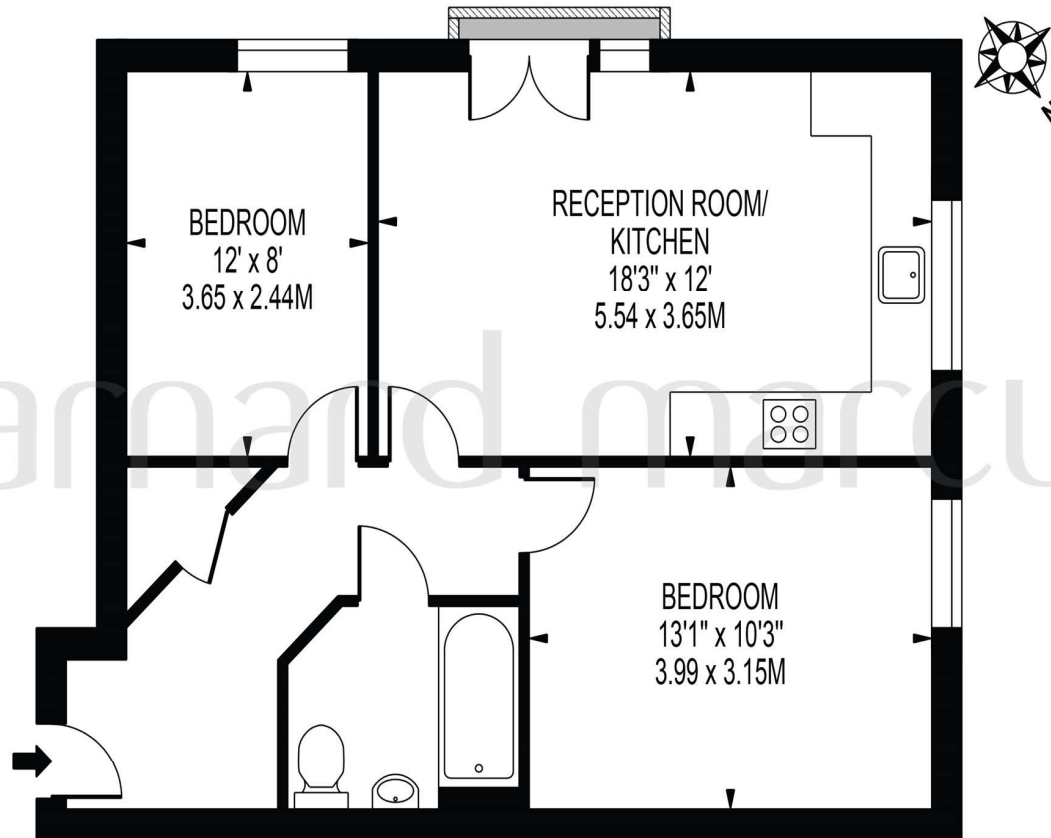
Walker House is located at the bottom of Partridge Knoll in Purley. The property is conveniently located for Purley Station which provides fantastic links into London. Purley has an array of local amenities such as a 24 hour Tesco Extra Superstore, Sainsbury's Local, Purley Post Office, Purley Library and other independent traders. The property is surrounded by greenery with Woodcote Park Golf Club, Purley Downs Golf Club and Purley Way playing fields being close by and for schools you have Thomas More Catholic School, Cumnor House Boys School, The John Fisher School, Oakwood School and Whitgift School to name a few.

Agents Note: This property is a shared ownership property and purchase is subject to meeting the criteria of Clarion Housing Association. There is the option to staircase to 100% - please call the branch for more details.



WALKER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 603 SQ FT - 56.04 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Walker House, Partridge Knoll, Purley

- Two Bedrooms
- Spacious Open Plan Kitchen Reception Room
- Modern Bathroom
- Allocated Parking
- Lift Access
- Close To Purley Station

Tenure: Leasehold EPC Rating: B

offers in excess of

£134,550



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106298

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:
SAN106298 - 0014

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.

 barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk