

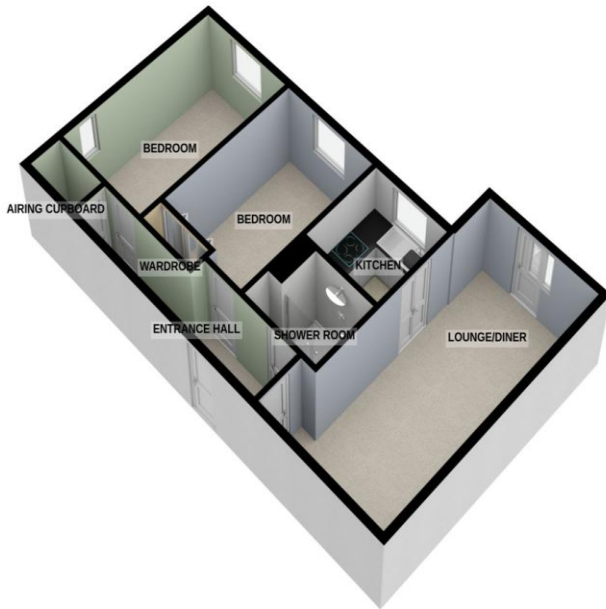


15 Reynard Court, 10 Foxley Lane, Purley, Surrey, CR8 3EN | **£185,000 Leasehold**

This two bedroom McCarthy and Stone retirement apartment is within easy reach of Purley town centre with its range of shops, bars, restaurants and station providing links to London.

Situated on the first floor the property benefits from two good size bedrooms and a 21'6 lounge/diner with Juliette balcony. There is a fitted kitchen with integrated appliances and modern shower room. Reynard Court is a popular block which benefits from a residents lounge, guest suite, lift and 24 hour careline. Offered for sale with no chain.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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COMMUNAL ENTRANCE

LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 21' 6" x 11' 8" (6.55m x 3.56m)

KITCHEN 7' 5" x 7' (2.26m x 2.13m)

BEDROOM 1 14' 6" x 8' 7" (4.42m x 2.62m)

BEDROOM 2 13' 1" x 8' 8" (3.99m x 2.64m)

SHOWER ROOM

RESIDENTS LOUNGE

GUEST SUITE

NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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