



Watney Close, Purley, CR8 4BS



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## Watney Close, Purley, CR8 4BS

A spacious and well presented, one bedroom first floor apartment offered to the market with a minimum 40% share (full 100% price £225,000). The property is located just a stones throw away from both Reedham train station and Purley station making the property ideal for first time buyers after an easy commute into central London.

Offering well proportioned living accommodation throughout, the property briefly comprises: entrance hall with two storage cupboards and airing cupboard with a new hot water tank fitted in February 2022; a spacious living/dining room; fitted kitchen with integrated electric oven and induction hob, space for freestanding fridge/freezer and plumbing for a washing machine. A double bedroom with space for double wardrobes; a refitted bathroom in January 2022 completes the living accommodation.

Externally, the property offers attractive and well-kept communal gardens, an allocated parking space and communal bike storage.



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N.B – Anybody wishing to purchase this property must be assessed and approved by Home Group before a sale can be agreed.

### Lease Details –

Lease Length – 173 years remaining  
Total monthly charges £596.70 pcm reviewed on 1st April annually. Breakdown below –  
Service charge – £110.81 pcm  
Management fee – £17.42 pcm  
Sinking fund – £43.76 pcm  
Insurance charge – £8.33 pcm  
Share of rent – £416.38 pcm

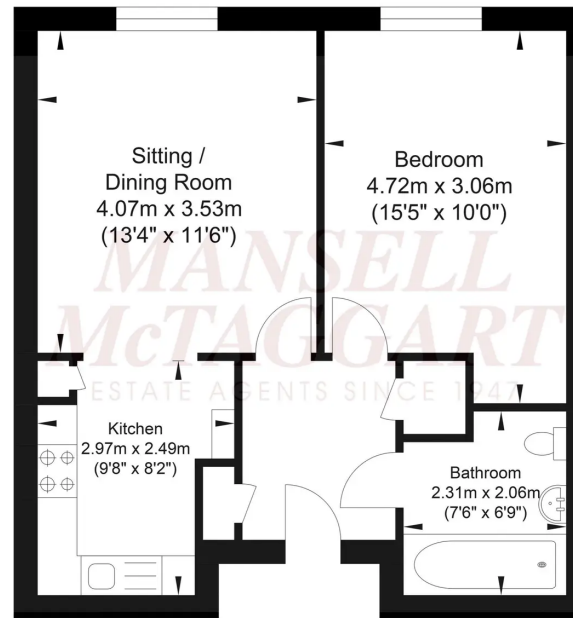
Lease details have been provided by the vendor. This information should be confirmed by your solicitor.

Council Tax band: C//Tenure: Leasehold

- Shared ownership property
- Minimum 40% share available
- First floor flat
- One double bedroom
- Refitted bathroom January 2022
- Allocated parking space
- Attractive communal gardens
- Short walk to Purley train station
- Sought-after location
- EPC rating B/Council tax band C



# Watney Close, Purley



Approximate Floor Area  
495.03 sq ft  
(45.99 sq m)

Approximate Gross Internal Area = 45.99 sq m / 495.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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