



Foxley Hill Road, ,
Purley, Surrey CR8 2HD - Price £235,000: Leasehold

Mark Youll
SALES & LETTINGS

Located close to Purley town centre and transport links. A two bedroom age restricted ground floor apartment that is offered to the market in excellent decorative order throughout. The property offers a living room, modern kitchen, shower room. Externally there is a patio area leading to the communal gardens with residence parking. Other features include double glazing and gas central heating. No Chain.

Foxley Hill Road is located off Godstone Road. Purley railway station offers links to East Croydon and London. Purley offers a choice of restaurant and bars with large supermarket nearby

- Two Bedrooms
- Age Restricted Retirement Flat
- Lounge
- Modern Kitchen
- Modern Shower Room
- Communal Garden with Patio
- Close to Town Centre
- No Chain
- Double Glazing
- Central Heating



Property Accommodation

Communal entrance floor to ground floor flat, security entrance, lift to floors above.

Entrance Hall: Security entrance phone, radiator, cloaks cupboard.

Lounge: 14 x 11'10 (4.3m x 3.6m) Double glazed doors leading to patio and communal garden, radiator, laminate floor.

Kitchen: 11'8 x 4'11 (3.6m x 1.5m) Double glazed window to rear, modern fitted wall and base units with work surfaces above, fitted cupboard

Bedroom One: 12'9 x 11'5 (3.9m x 2.3m) Double glazed window, built in wardrobe, radiator

Bedroom Two; 12'9 X 7'7 (3.9m x 2.3m) Double glazed window, built in wardrobe

Shower Room/WC: Modern suite, with large shower cubicle.

Communal Gardens: Lawned areas with boundary trees and shrubs

Residence and visitors parking.

Leasehold: We are advised that the clients will be extending the lease during the selling of the property.

Service Charges to be confirmed.

EPC Rating C70



Address: Flat 3 Liddell Court 1, Foxley Hill Road, PURLEY, CR8 2HD
 RRN: 9752-2823-6009-0008-8111

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	67	76

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