



PRICE £435,000 LEASEHOLD

CARLOW COURT, FLAT 8, 1 HILL ROAD, WEST PURLEY, SURREY, CR8 3AT

ShineRocks
PROPERTY AGENTS

An exclusive development of nine luxury, two and three bedroom apartments, located in a quiet road, within five minutes walk of Purley town centre and railway station. Traditional high quality build with concrete floors and under floor heating, 10 year Buildzone warranty. Prices from £420,000 to £595,000. 40% London Help to Buy available. Photos and video are CGI representations of how flats 1,4 & 9 could be furnished, other photos are of a previous development.

THE ACCOMMODATION COMPRISES: COMMUNAL ENTRANCE, ENTRANCE HALL, COATS/STORAGE CUPBOARD, DOUBLE ASPECT KITCHEN/LIVING/DINING ROOM, BALCONY, PRINCIPAL BEDROOM WITH FITTED WARDROBES, FURTHER DOUBLE BEDROOM WITH FITTED WARDROBE, FAMILY BATHROOM. ALLOCATED PARKING SPACE.





DESCRIPTION LAST AVAILABLE APARTMENT - Carlow Court has been designed for modern living "40% LONDON HELP TO BUY AVAILABLE", just 9 individual apartments built to exacting standards with concrete floors and under floor heating, pale wood floors, traditional brick construction, TKS designer kitchens with stone worktops and Neff appliances, high quality contemporary bathrooms with Porcelanosa wall and floor tiles, Vicalma internal timber doors, fitted wardrobes. This luxury development is located in a sought after quiet road, within 5 minutes walk of Purley town centre and railway station. Communal entrance hall, stairs to second floor, entrance hall with wood flooring and coats/storage cupboard, fully fitted kitchen/dining/living room with sliding glass doors to balcony overlooking rear garden, principal bedroom with fitted wardrobes, second double bedroom with fitted wardrobe, luxury family bathroom. Front driveway, recycling facilities, secure gated access to communal rear garden and cycle store. 10 YEAR BUILDZONE WARRANTY. Estimated service charge £89.74 P/M. Ground Rent 0.1% of the sale price. EPC: TBA. PRICES FOR APARTMENTS: FLAT 1 £595,000 SOLD STC- FLAT 2 £450,000 SOLD STC - FLAT 3 £445,000 SOLD STC - FLAT 4 £550,000 SOLD STC - FLAT 5 £420,000 (no parking) SOLD STC - FLAT 6 £480,000 SOLD STC - FLAT 7 £450,000 SOLD STC - FLAT 8 £435,000 - FLAT 9 £520,000 SOLD STC. Photos and video are CGI representations of how flats 1,4 & 9 could be furnished, other photos are of a previous development.

AMENITIES The property is situated in a much sought after quiet road, within five minutes walk of Purley town centre with railway station serving London Bridge, Victoria and Clapham Junction within 24/16 minutes. The property is situated within a few minutes walk of Purley town centre, a prosperous and popular residential town with a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Las Fuentes Tapas, Zero Quatro, Locos 4 Argentine steakhouse, not to mention a varied selection of other restaurants, cafes and designer boutiques. Located close to the exclusive and private Webb Estate conservation area, a short drive from The Lord Roberts on The Green with its coffee shop and deli offering artisan produce as well as your daily necessities including newspapers & milk. Larger retailers such as Dunelm Mill, Next Home, DFS and IKEA are all within a short drive, located on the Purley Way. There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumnor House, John Fisher, Whitgift School and Croydon High for Girls, all within a short distance. Purley offers a choice of nearby sports facilities including David Lloyd, Nuffield Heath, numerous golf clubs and the locally respected Purley Sports Club with its array of sports facilities including tennis, squash, bowls, hockey and cricket.

OUTSIDE FRONT: Entrance driveway to parking area, professionally landscaped, secure access to front entrance and communal hall. Recycling facilities. Secure gated access to rear communal garden.

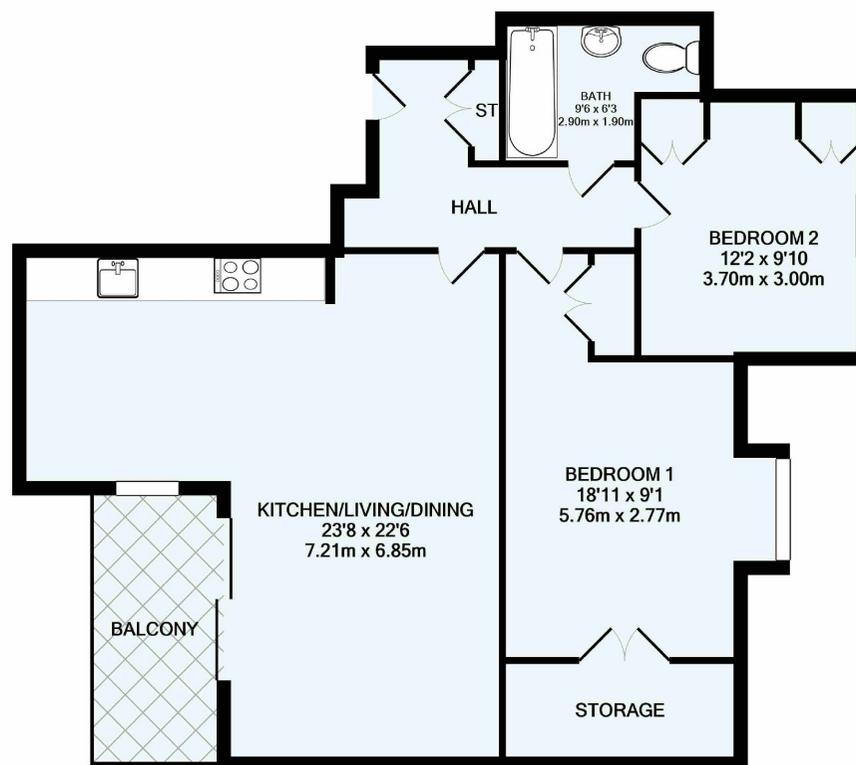
REAR: Secure gated access from the front of the property, communal garden mainly laid to lawn with a variety of mature plants and trees, cycle storage.

FEATURES Solid brick construction with concrete floors and under floor heating with thermostats for individual rooms - pale wood flooring to living areas - luxury bedroom carpets - dedicated TV, fibre connection points in living room and principal bedroom - USB charger sockets in in living room and bedside - BT line installed - Sky TV and Virgin media compatible - Vicalma internal timber doors - ducted ventilation system to bathrooms and kitchen - contemporary bathrooms with Crosswater mixer valves, vanity units with soft close drawers, Grohe 3 in 1 concealed push button cistern, Roca wall mounted W/C and soft close seat, Roca steel bath, electric towel rail, Porcelanosa tiled wall and floors. Bespoke TKS designer kitchen with stone work tops - Neff built in appliances including induction hob - under mounted sink with stone drainer - Adobe kitchen taps - mirrored glass splash backs. Baxi A rated gas fired combi boiler - low flush toilets - internal and external LED light fittings - high quality double glazed windows and doors. 10 year Buildzone structural defect insurance. Mains wired smoke alarms and heat detectors. Video entry system. Landscaped communal gardens - recycling facilities - cycle storage - pod point electric car charging point.

EPC TBA

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TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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