

BOND & SHERWILL



Holmgrove House, 11 Brighton Road

£70,000

The ideal home for over 55's, this retirement studio benefits both from being situated within the Holmgrove House development and close to Purley Town Centre.

The interior features a studio, kitchen, bathroom and storage.

Holmgrove House is a popular retirement development with beautiful communal grounds, residents' parking, communal laundry room, communal lounge and warden in residence with 24 hour care-line.

Purley High Street offers a range of shops, restaurants and amenities while Purley Railway Station can be used to access destinations including East Croydon and Central London.

- Studio
- Retirement for Over 55's
- Communal Parking
- Chain free
- Communal Parking
- Storage

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Hallway

The hallway includes storage cupboard, cupboard housing hot water tank, radiator, smoke alarm and emergency pull cord.



Bathroom

The bathroom includes pedestal wash-hand basin with mixer tap, low-level W.C with dual-flush, radiator, tiled floor, partially-tiled walls, extractor fan and panel-enclosed bath with electric shower and shower hose attachment.



Kitchen

The kitchen includes single-casement double-glazed window, wall & base level units with work surface area, space for free-standing fridge-freezer, partially-tiled walls, stainless-steel sink with drainer, four-ring electric hob & oven with extractor hood and Worcester boiler.



Studio

The studio includes two-casement window, radiator, smoke alarm and fitted wardrobe.

Communal Grounds

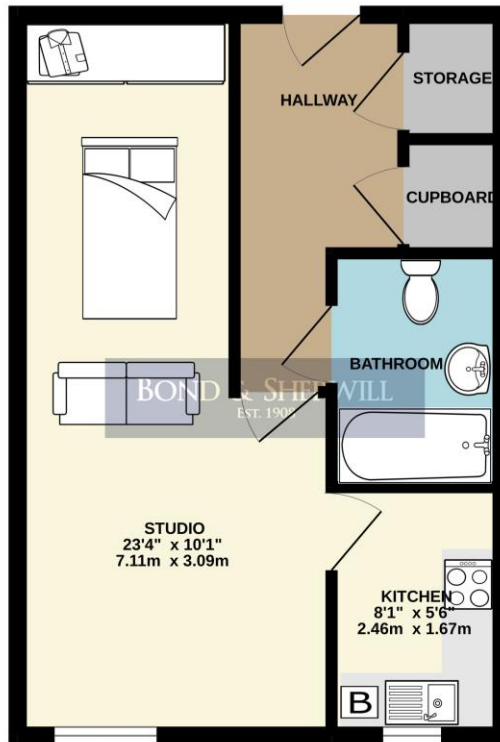


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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SECOND-FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA - 364 sq.ft. (33.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		73	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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