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## *BOND & SHERWILL*



### *130 Brighton Road*

Bond & Sherwill are proud to market this impressive-sized ground-floor studio apartment converted from Purley's grade-two listed Town Hall.

The interior features a studio with parquet flooring and open-plan kitchen area which includes a breakfast bar and a separate good-size bathroom.

This apartment benefits from being just a short walk from Reedham Railway Station and being in close proximity of Purley Railway Station, which provides swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station.

The M23/M25 interchange at Hooley can be used to access the national motorway network while local amenities, shops and restaurants can be found in Purley Town Centre.

## **£ 210,000**

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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## **Studio Area**

The studio area is open-plan with kitchen area and includes parquet flooring, three single-glazed sash windows, three electric heaters, entry phone system, smoke alarm and covered ceiling.



## **Kitchen Area**

The kitchen area includes wall & base level units with work surface area, four-ring electric hob with oven & stainless-steel extractor hood, kitchen island with base level units, work surface area & sink with mixer tap, space for washing machine and space for free-standing fridge-freezer.



## **Bathroom**

The bathroom includes low-level W.C with dual-flush, chrome towel rail, single-glazed sash window, wash-hand basin with mixer tap, tiled floor, tiled walls, tile enclosed bath with wall-mounted controls & shower head, extractor fan and cupboard housing water cylinder.

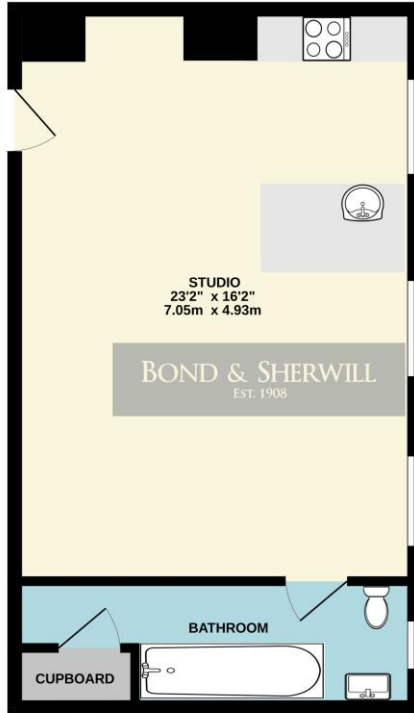


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GROUND-FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropac C2024

## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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