



**Guide Price**  
**£240,000**

**Leasehold**

1x  1x  1x 

**Partridge Knoll, Purley,  
Surrey, CR8**

**cubitt & west**  
Helping you move forwards



## Main features

- Second floor flat with lots of potential
- Ideal first time buy or investment property
- Access to loft, lots of storage
- Close to town centre, Purley train station and shops
- Opportunity to rent a garage separately

## Accommodation

### SECOND FLOOR

#### Entrance Hall

**Lounge/Diner:** 16'0 x 13'7 (4.88m x 4.14m)

**Kitchen:** 8'4 x 5'6 (2.54m x 1.68m)

**Bedroom:** 13'2 x 9'7 (4.02m x 2.92m)

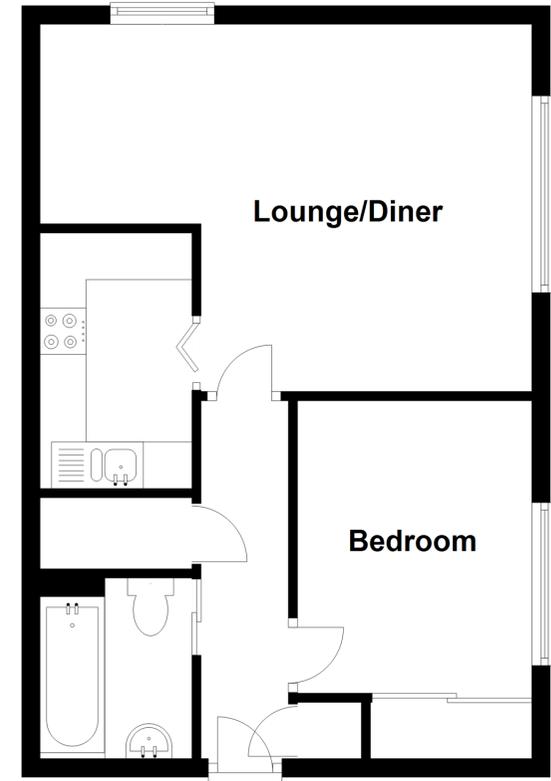
**Bathroom:** 7'3 x 5'6 (2.21m x 1.68m)

### OUTSIDE

#### Communal Grounds

## Second Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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