

Approximate total area⁽¹⁾
 456 ft²
 42.3 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EST 1973
Paul Meakin Price Range £100,000 75 Whytecliffe Road South, Purley, CR8
 ESTATE AGENTS 2AX

PRICE RANGE £100,000-£115,000 (62 Year lease remaining)

Nestled in the heart of Purley, this charming top floor one-bedroom retirement flat on Whytecliffe Road South offers a delightful blend of comfort and convenience. Designed specifically for those aged over 55, this property is ideally situated with a wealth of amenities right on your doorstep, making it an excellent choice for those seeking a vibrant community lifestyle.

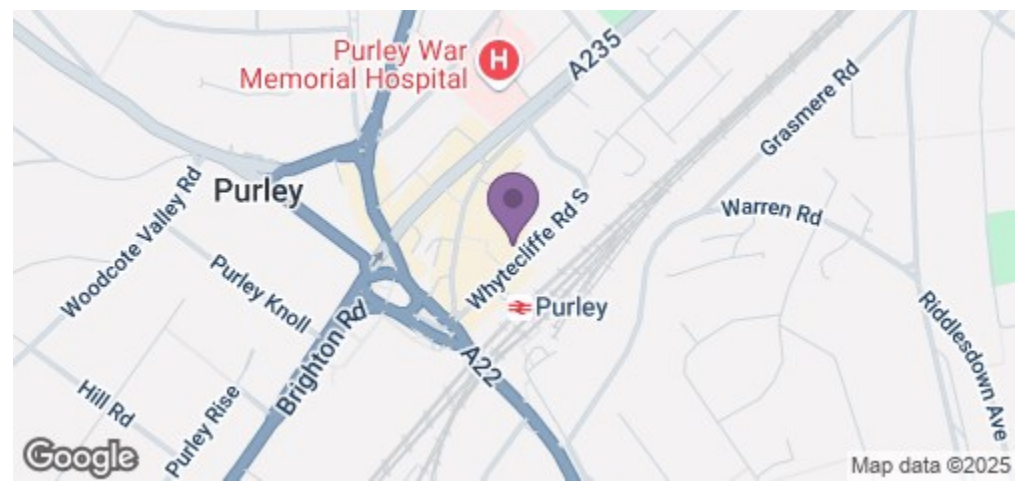
Upon entering, you will find a spacious double bedroom complete with built-in wardrobes, providing ample storage space. The large, bright sitting room features a lovely box bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The flat also boasts a refitted kitchen, perfect for preparing meals, and a modern shower room that has been thoughtfully updated.

Residents can enjoy the communal lounge, a wonderful space for socialising with neighbours, as well as beautifully landscaped gardens equipped with seating areas, ideal for relaxation and enjoying the outdoors. For added peace of mind, a house manager is on-site for 20 hours a week, and the flat is equipped with pull cord assistance for emergencies.

Additional features include fitted fly blinds on all windows, ensuring comfort throughout the seasons, and convenient on-site parking available with permit badges. The property is accessible via a lift to all floors, and while the flat includes a washing machine, there is also a communal laundry room for those who prefer it.

This retirement flat presents an exceptional opportunity for those looking to downsize without compromising on quality of life. With its prime location and thoughtful amenities, it is a perfect place to call home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Guide price £100,000-£115,000
- Over 55's retirement flat
- House Manager on site 20 hrs a week
- Refitted kitchen
- Large bright lounge
- Refitted shower room
- Residents lounge
- Landscaped gardens
- Permit parking
- 62 YEARS REMAINING

Hallway

Lounge
16'1 x 11'4 (4.90m x 3.45m)

Kitchen
7'2 x 7'2 (2.18m x 2.18m)

Shower room
7'1 x 4'8 (2.16m x 1.42m)

Bedroom
12'10 x 8'2 (3.91m x 2.49m)

Large storage cupboard

Permit parking

