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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	EU Directive 2002/91/EC	71	77

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 are 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



EST 1973  
**Paul Meakin** £285,000 Gregory Court, Dale Road, Purley, CR8 2EF

A bright and spacious first floor maisonette offering an excellent opportunity for first-time buyers, downsizers, or investors. The property features a private entrance, allocated parking, and a section of garden to the front.

Inside, the home boasts a generous reception room with space for both lounging and dining, a separate kitchen ready for your personal touch, and two large double bedrooms. A modern bathroom completes the main living space, while a corner landing has been cleverly utilised as a home office, perfect for remote working or study.

This property is ideally located just a short walk from Purley town centre and station, providing excellent convenience for commuters and local amenities. The lease will be extended upon completion, offering peace of mind for your purchase.

The ground rent is currently £200 per annum and there are no service charges.

- Chain-free first floor maisonette with private entrance
- Excellent location, just 0.4 miles from Purley station and town centre
- Bright, spacious reception room
- Separate kitchen and modern bathroom
- Allocated parking space included
- Newly extended lease on completion
- Private garden area to the front
- Two double bedrooms
- £200 per annum Ground rent and No Service charges
- Ideal for first-time buyers, downsizers, or investors

