



## 1 bed flat to buy in CR8

39 Brighton Road, Purley, Croydon, CR8  
2LR

**£129,950** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 1st Floor Flat
- ✓ Good decorative order throughout
- ✓ Electric blinds
- ✓ Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Starting bid from £129,950 Terms & Conditions apply. A well-presented and thoughtfully arranged one bedroom first floor apartment located on Brighton Road in Purley, offered for sale via online auction with a starting bid of £129,950. Available vacant and with the option to purchase furnished, this is an excellent opportunity for investors or first-time buyers alike. Set within a characterful period conversion, the apartment has been maintained in good condition throughout and offers a practical and comfortable layout ideal for a single occupant or couple. The open plan living area is bright and functional, benefiting from electric blinds - a smart and convenient touch - with a well-fitted kitchen seamlessly integrated into the space. The separate bedroom is a good size with pleasant outlook over the surrounding area, and the property is completed by a modern bathroom. The flat benefits from parking, adding practicality rarely found at this price point in the area. The property is offered vacant possession and can be sold furnished by separate negotiation. EPC Rating C

Council Tax Band A - Croydon

62 year lease

Ground rent £75.00

Service charge £250.00

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 62

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £250.00

Price: Starting Bid £129,950

Property Type: Flat

Parking: Allocated

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

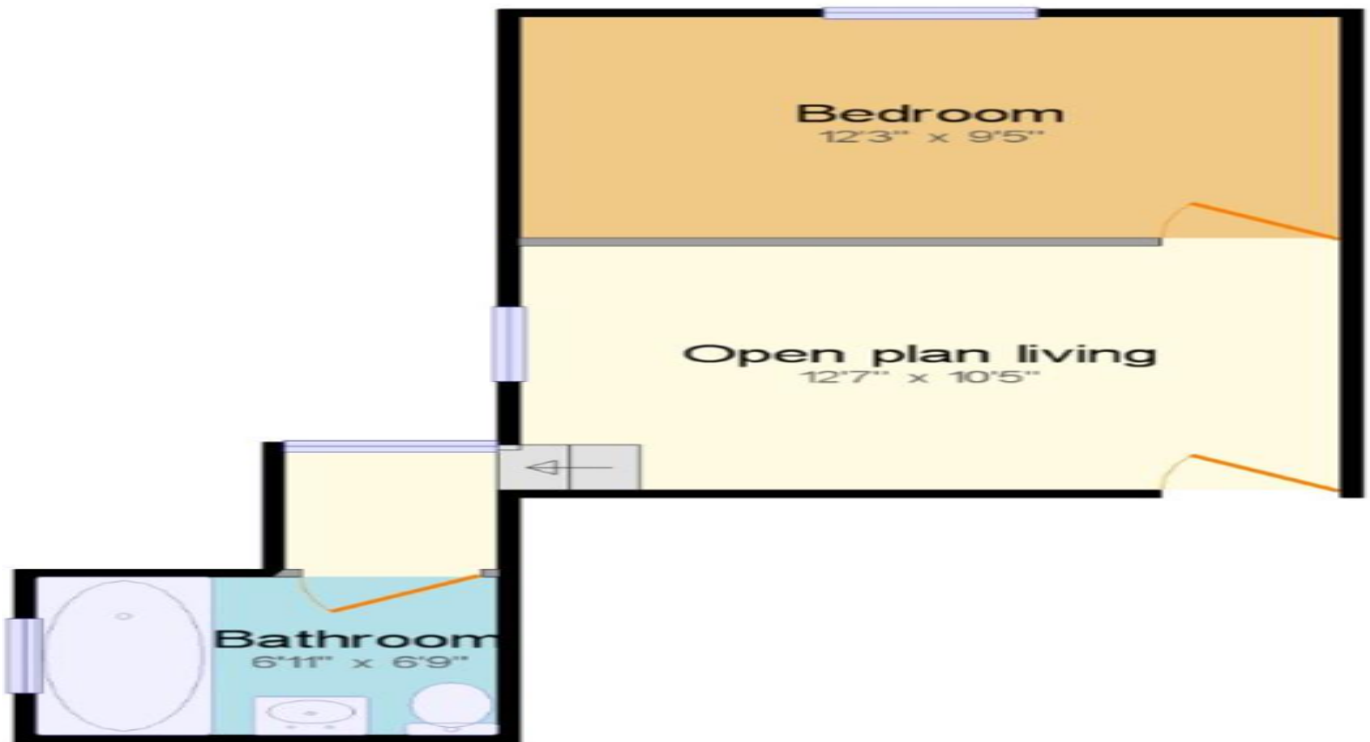
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Total approx floor area: 29.0 m<sup>2</sup> (311.7 ft<sup>2</sup>)  
 Ground Floor: 29.0 m<sup>2</sup> (311.7 ft<sup>2</sup>)

## Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

39 Brighton Road, Purley, Croydon, CR8 2LR

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

