The Drive, Coulsdon

The PERSONAL Agent

Offers In Excess Of £450,000

Leasehold

- 1195 sqft property
- Penthouse apartment
- Two double bedrooms
- En-suite shower room
- 29'11 x 22'1 Kitchen/Dining/Living room
- Bedroom One 21'2 x 16'11
- Bedroom Two 17'10 x 13'3
- One parking space
- Walking distance of Purley & Coulsdon station
- Leasehold

This exquisite two bedroom penthouse apartment in The Drive offers a perfect blend of modern living and convenience. Spanning an impressive 1195 square feet, this property boasts a spacious and inviting open-plan kitchen, dining, and living room, measuring an expansive 29'11 x 22'1. This area is ideal for both entertaining guests and enjoying quiet evenings at home.

The apartment features two well proportioned double bedrooms, with the master bedroom benefiting from an en suite shower room, providing a private sanctuary for relaxation. The second bedroom is equally generous in size, making it perfect for guests or as a home office. Additionally, the property includes a second bathroom, ensuring ample facilities for residents and visitors alike.

For those who require parking, this penthouse offers space for one vehicle, a valuable asset in this desirable location. The property is conveniently situated within walking distance of Purley and Coulsdon south station, making it an excellent choice for commuters seeking easy access to central London and beyond.

This penthouse apartment is not just a home; it is a lifestyle choice, offering comfort, space, and a prime location. Whether you are a first time buyer, a young professional, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this stunning flat your new home.

Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher, Riddlesdown Collegiate and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys.

Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes) whilst Riddlesdown and Reedham will get you to London Bridge from 23 & 32 minutes and Victoria from 26 & 37 minutes respectively. Numerous bus services provide transport to all the surrounding and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

Tenure - Leasehold
Length of lease (years remaining) - 120 years
Annual ground rent amount (£) -£350.00
Annual service charge amount (£) - £2,100.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

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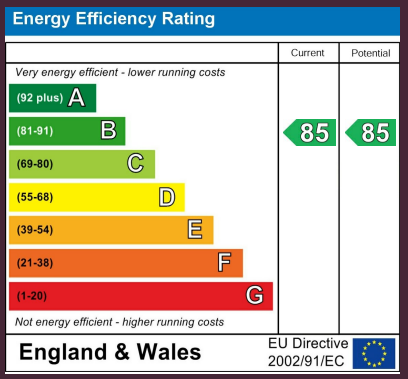
Poppy Court

Total Area: 1195 SQ FT • 111.03 SQ M
(Including Restricted Height Area)
Restricted Height Area : 139 SQ FT • 12.92 SQ M

THIRD FLOOR



Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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