



## Fairbairn Close, Purley, CR8

**£150,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 1

Housesimple is pleased to present this flat located in Purley. Conveniently located between two train stations including Purley 24-hour mainline station with fast and frequent trains to Central London including direct trains to Victoria and London Bridge Stations

### Key features:

- Close to local amenities
- Close to local schools
- Short walk to Reedham station
- Short walk to Purley station
- Easy access into capital

## Extra info:

- **Property Age:** 33 years
  - **Council Tax:** Band B (£1335.30 per-annum)
  - **Double Glazing:** All
  - **Heating:** Other
  - **Parking:** Allocated Parking Spot
  - **Lease info:** 116 years remaining
- Ground Rent:** £200.00 per-annum  
**Maintenance:** £780.00 per-year  
**Maintenance Company:** Preside Property Management



Full description

**Tenure:** Leasehold

Bargain

Housesimple is pleased to present this ground floor bright spacious purpose built studio flat in Purley within a short distance to all amenities. This property consists of an open plan space with carpet flooring and offers plenty of room, separate kitchen in addition to the large bathroom with bath and shower. Could possibly require some updating

The entrance includes a wide communal carpeted hallway and the complex includes well-maintained communal grounds.

**Other Features include:**

- No Chain
- Entry phone
- Large 16ft 1in x 12ft 9in
- Full recently fitted double glazing
- Own allocated parking bay
- Long 116 year lease
- Conveniently located between two train stations including Purley 24-hour mainline station with fast and frequent trains to Central London including direct trains to Victoria and London Bridge Stations.

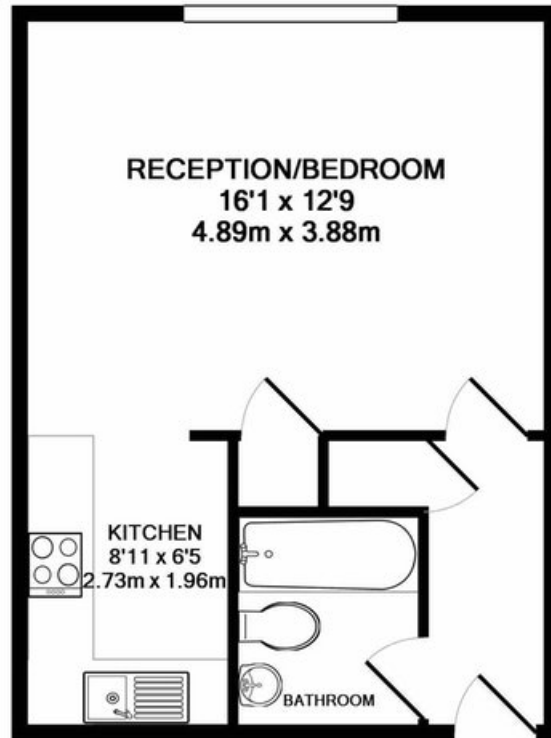
**Local amenities in Purley include:**

- Health and leisure clubs
- 24 hour Tesco Super Store
- Purley Shopping Centre
- Excellent golf courses

The property is well suited to first time buyers and property investors and there is no chain so could be a quick sale.

Do not miss out on this fantastic opportunity, contact Housesimple now to arrange a viewing!

**Floor plan:**



TOTAL APPROX. FLOOR AREA 348 SQ.FT. (32.3 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**1, Fairbairn Close, PURLEY, CR8 4DZ**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 2988-0035-6207-5921-4940
<b>Date of assessment:</b> 28 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 29 March 2019	<b>Total floor area:</b> 33 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,371</b>
<b>Over 3 years you could save</b>	<b>£ 393</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 189 over 3 years	£ 96 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 393 over 3 years</p> </div>
<b>Heating</b>	£ 483 over 3 years	£ 411 over 3 years	
<b>Hot Water</b>	£ 699 over 3 years	£ 471 over 3 years	
<b>Totals</b>	<b>£ 1,371</b>	<b>£ 978</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="margin: 0; font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">72</td></tr> </table>	Current	72	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">80</td></tr> </table>	Potential	80	<p style="margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>														
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Current														
72														
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 66
2 Increase hot water cylinder insulation	£15 - £30	£ 147
3 Low energy lighting for all fixed outlets	£25	£ 72

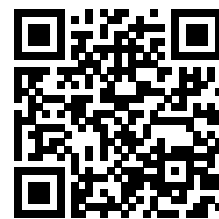
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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