



Astoria Court, 116 High Street, Purley, CR8 2XT  
£795,000 Leasehold

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PROPERTY AGENTS

# Astoria Court, 116 High Street

Purley, CR8 2XT

Astoria Court stands proudly in Purley High Street on the old site of the Astoria Cinema, situated in the heart of Purley Town Centre, this four double bedroom, three bath/shower/cloakroom, immaculately presented fifth floor Penthouse apartment is accessed via a coded lift directly to the penthouse floor, boasting 150' three sided wrap around terrace with far reaching views providing total privacy (this area would be quite spectacular once furnished). This light, spacious and airy apartment, offers tilt and turn/sliding floor to ceiling glass doors from each room to the wrap around terracing, air conditioning to living room and master bedroom, separate cloakroom, shower/utility room, fully fitted kitchen/breakfast room, spacious lounge/dining room with sliding floor to ceiling glass doors/windows to terracing with outside speaker system, master bedroom with floor to ceiling windows/glass doors to three sides, en-suite dressing room area and bath/shower room, two further double bedrooms plus 4th bedroom/study, two underground secure parking spaces, 999 year lease from 25 March 2001, £3,643.07 p/a service charge. EPC 70 - 79. Only two owners since new. No onward chain.

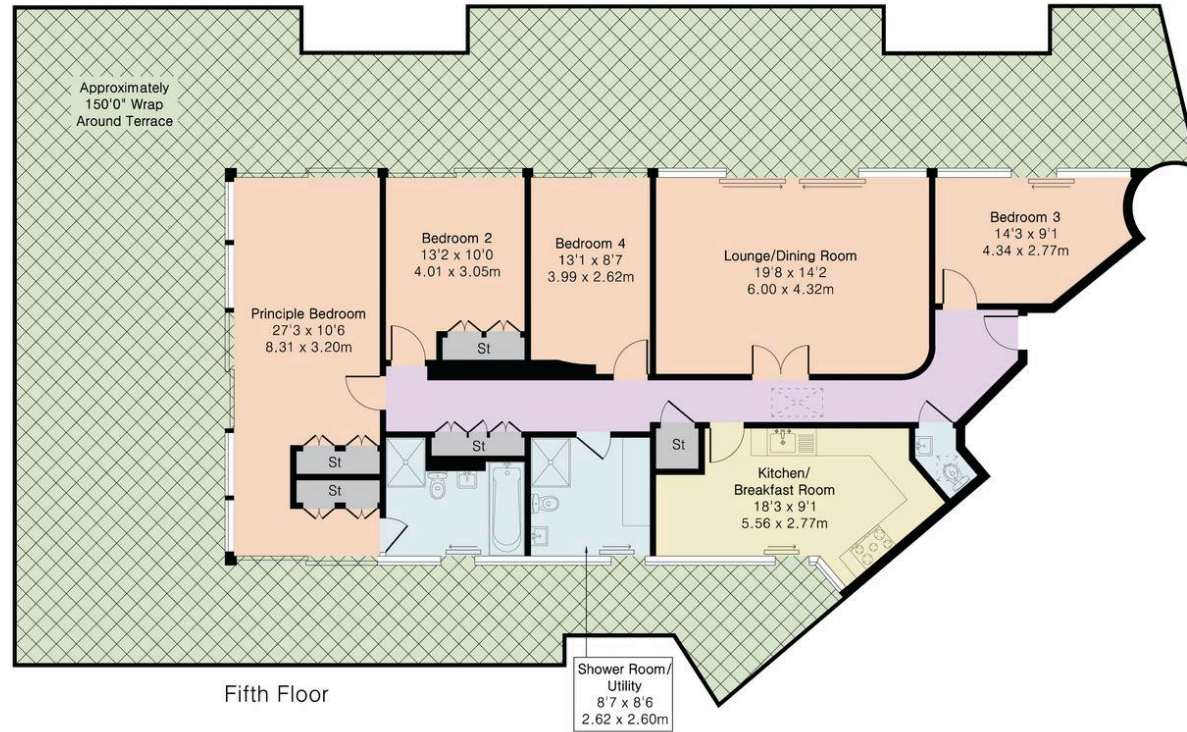
*Currently unfurnished, photos are to show the apartment empty and how it might look when furnished.*

- UNIQUE FOUR BEDROOM PENTHOUSE APARTMENT
- TWO BATH/SHOWER ROOMS + CLOAKROOM
- 150' WRAP AROUND TERRACE WITH FAR REACHING VIEWS
- FLOOR TO CEILING GLASS WINDOWS/SLIDING DOORS WITH AIR CONDITIONING IN LIVING ROOM AND PRINCIPAL BEDROOM
- TWO SECURE UNDERGROUND PARKING SPACES
- TOWN CENTRE LOCATION WITHIN TWO MINUTES WALK OF PURLEY STATION
- EPC - C, COUNCIL TAX BAND - F





Approximate Gross Internal Area 1542 sq ft - 143 sq m



## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.