



Brighton Road, Purley, CR8 4HF

Guide price £200,000



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

GUIDE PRICE - £200,000 - £225,000

Presented to the market chain free this first floor apartment is situated on the boards of Purley and Coulsdon and has been recently renovated giving the property a fresh feel throughout.

Photography and Floorplan Coming Soon

### Accommodation

The property is welcomed by a large driveway offering ample parking shared between six apartments. The property has been recently renovated and provides spacious accommodation. A separate kitchen is generous in size and provides views over the rear garden. The bedroom located at the front is double in size and looks over the front of the property. A spacious living area provides views over the rear garden. A fully fitted bathroom is also in good cosmetic order.

### Location

The property is within walking distance to Purley Town Centre for shopping and leisure facilities as well as Purley Mainline Station. Additionally Coulsdon centre is easily accessed which also provides a range of shops and the A23 affords access to both the M23 and M25 motorways.

### Disclaimer

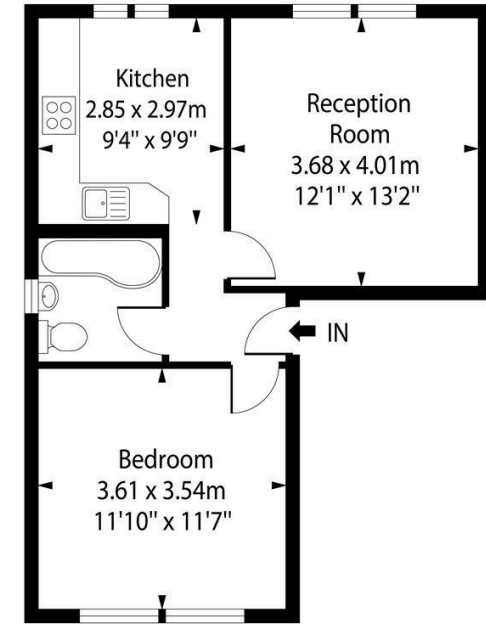
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

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Approximate Gross Internal Area

41.88 sq m / 450 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C	70	79
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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