



*Mc.* MONOCHROME | HOMES

39 Pampisford Road, Purley, CR8 2NJ

Asking price £425,000

# PROPERTY SUMMARY

## OVERVIEW

STAMP DUTY PAID | 40% HELP TO BUY | 31ST OCTOBER DEADLINE

Monochrome Homes X Novo Land & Developments collaborate to offer a selection of luxury new build apartments situated in the sought after location of Purley.

### Accommodation

Monochrome Homes are proud to present a collection of 9 bespoke apartments, expertly crafted by the prestigious Novo Land and Development. Thoughtfully designed, with every aspect of day to day life considered, these apartments are created to encapsulate the luxury of high quality homes, whilst being ideally located and beautifully presented.

Situated on the upper floors, the remaining 2 bedroom apartments are serviced by a spacious lift, and have access to a stunning tranquil communal garden, overlooked by their own exclusive private balconies, perfect for a summers day and unwinding of an evening.

Natural light is plentiful in every apartment, beautifully complimented by the hand laid wood effect flooring with the benefit of underfloor heating. Sleek, hand finished, matt handleless kitchens by Lime Designs bring together the stunning open plan living areas. Fully integrated with high end AEG appliances, inclusive of fridge/freezer, dishwasher, washer/dryer, surround cook oven, induction hob, and bespoke wine fridge, finished with lustrous Blanco Zeus Mythology solid quartz worktops.

The contemporary bathrooms are fitted with Villeroy & Boch Memento hand basins, Renaissance Grove baths with wall mounted shower attachment, as well as the additional luxury of a Radox heated hand rail. Finished with Porcelanosa tiles to the walls and floors, each bathroom provides a soothing serene space to relax and unwind. En-suites feature MX Elements 1 and a half size shower trays with low profile stone resin, accompanied by JTP Cool touch shower attachment finished with smooth sliding doors.

The apartments have 2 comfortable well proportioned double bedrooms, each fitted with Chiltern Pastelle carpets and custom crafted wardrobes. These homes offer serenity throughout, with careful consideration for every element of each apartment, providing only the most opulent environments.

The apartments also benefit from the addition of a high tech video phone entry system as well as bicycle storage.

### Location

Purley and the surrounding areas are well known for their very good choice of reputable schools including Cumnor House, St. David's, Margaret Roper Catholic, St. Nicholas, Beaumont and Oakwood. At senior level, there is John Fisher, Riddlesdown Collegiate and Whitgift, Trinity, Old Palace and Croydon High in South Croydon.

Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes) whilst Reedham will get you to London from 32 to 37 minutes. 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.

There are numerous facilities in the area including Purley Sports Club and David Lloyd Health Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Costco is also within a 2 minute drive of the property.

### 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."



**Emerald Court, CR8**  
Approximate Gross Internal Area  
72.2 sq m / 777 sq ft

**Third 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. (ID883113)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
(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		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

58 CASTLE WALK, REIGATE, SURREY, RH2 9PX

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

