



High Street, Purley, CR8 2AF

Asking price £399,999 Leasehold - Share of Freehold

 2
  1
  1
  B



Introducing Fortune House, a new homes apartment building available with Help to Buy (London). This second floor two double bedroom apartment has been finished to a high specification. Accommodation includes two double bedrooms, contemporary bathroom suite and an open plan kitchen/living room with a full range of branded integrated appliances and has been cleverly designed with a breakfast bar. The 24' balcony can be accessed from the living room and master bedroom. All apartments benefit from a lockable storage cupboard on the ground floor and a communal bicycle storage facility. The apartment has an allocated parking space.

Help to Buy: Equity Loan is a government scheme that allows you to borrow a low-interest loan to put towards the cost of purchasing a newly build home.

The equity loan is for the value of up to 40% of the purchase price for homes inside London.

You add the equity loan to the deposit you have saved and to the amount you need to borrow on a repayment mortgage. Together these cover the total cost of buying your newly built home.

Virtual staging used for some of the images.

**Communal Entrance Hall**

**Bicycle & Storage Room**

**Second Floor Landing**

**Entrance Hall**

**Open Plan Living Room/Kitchen**

**Balcony**

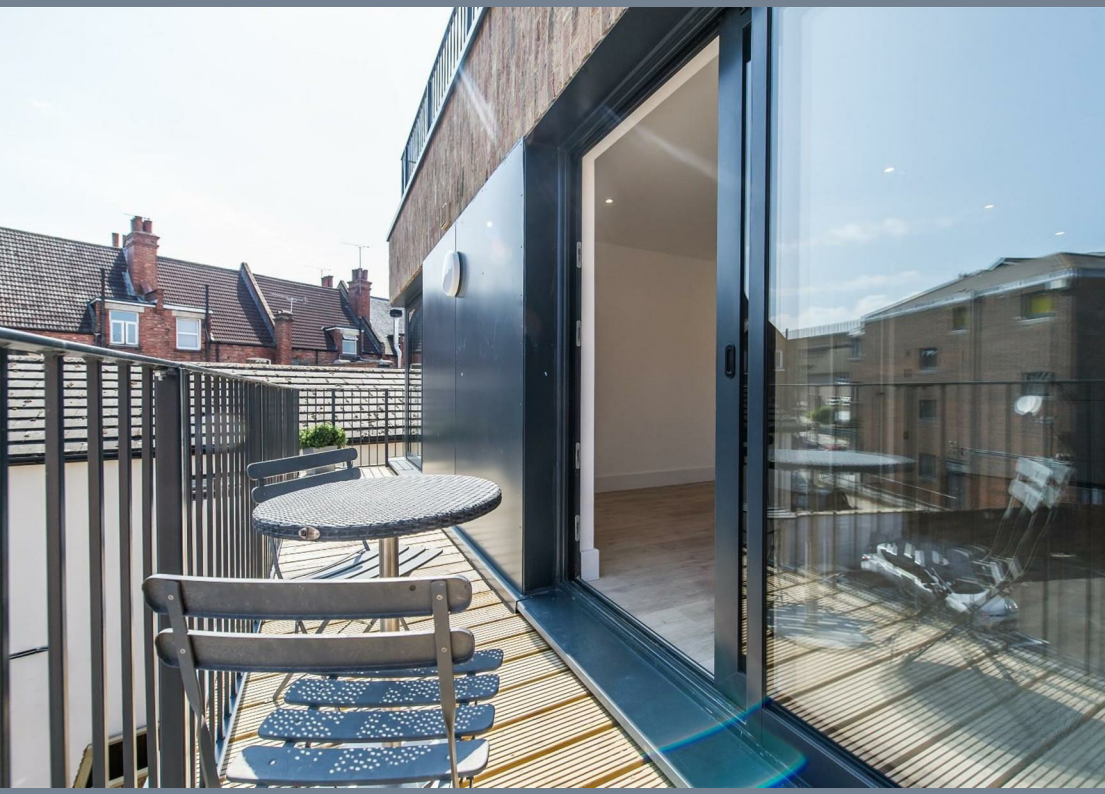
**Master Bedroom**

**Bedroom Two**

**Bathroom**

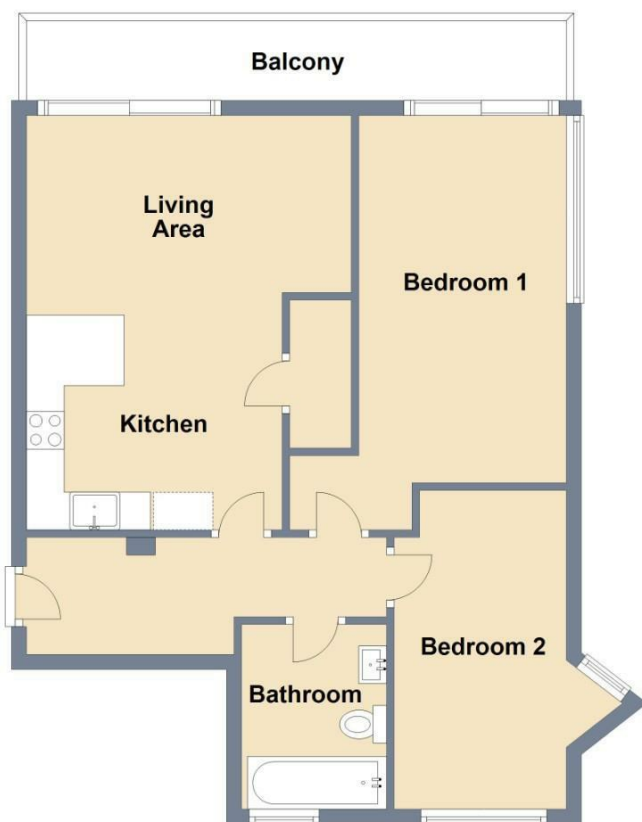




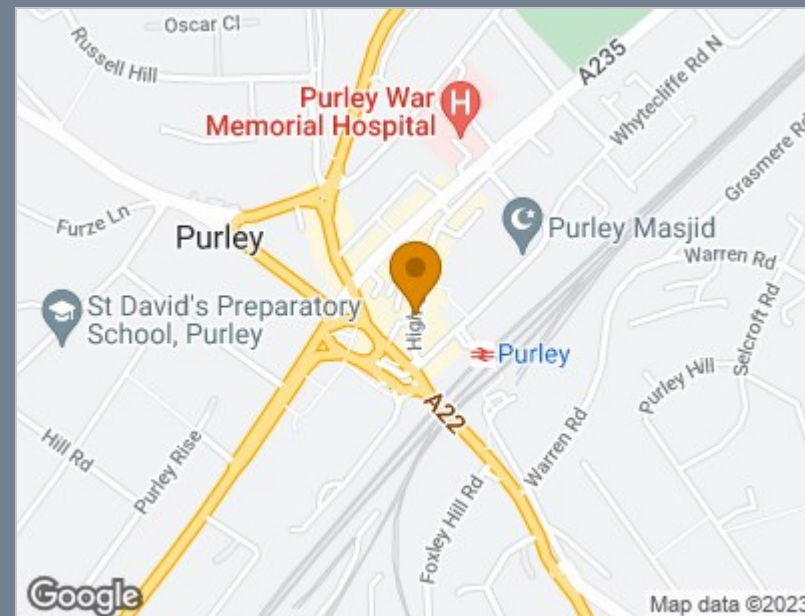


## Floor Plan

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 88                      | 88        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.