



High Street, Purley, CR8 2AF  
Asking price £399,999

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Introducing Fortune House, a new homes apartment building available with Help to Buy (London). This first 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.







## Communal Entrance Hall

Double glazed entrance door, spot lighting, storage cupboard, carpet, door to stairs.

## Bicycle & Storage Room

Double glazed door and full height window to front, individual lockable storage cupboard for each apartment, bicycle racks, electrical points, door to communal entrance hall.

## First Floor Landing

Carpeted, doors to apartments one & two.

## Entrance Hall

Wooden entrance door, video entry system, luxury vinyl flooring with underfloor heating.

## Open Plan Living Room/Kitchen

Living Area: Double glazed sliding door to balcony, spot lighting, cupboard housing heating and water system, luxury vinyl flooring with underfloor heating.

Kitchen area: Fitted wall and base units with stone worksurface and breakfast bar, stainless steel sink with mixer taps, tiled splashback, integrated washing machine, integrated dishwasher, integrated fridge/freezer, integrated microwave, induction hob, extractor fan.

## Balcony

Railings, outside lighting, decked flooring.

## Master Bedroom

Double glazed sliding door to balcony, double glazed full height window to side, spot lighting, fitted carpet with underfloor heating.

## Bedroom Two

Double glazed window to rear, double glazed window to side, spot lighting, fitted carpet with underfloor heating.

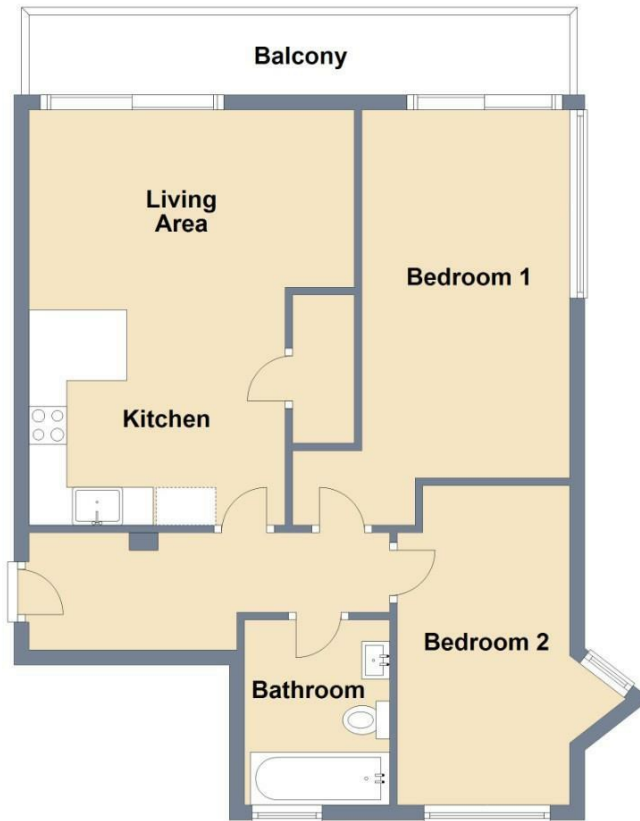
## Bathroom

Double glazed window to rear, spot lighting, bath with fixed shower head and separate attachment, shower screen, low level toilet, wash basin, tiled walls, heated towel rail, tiled flooring with underfloor heating.



### 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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### Viewing

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

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