



THE  
HOMES  
GROUP



High Street, Purley, CR8 2AF  
Prices from £350,000



Introducing Fortune House, a newly built apartment building available with Help to Buy (London). This first floor one bedroom apartment has been finished to a high specification and is actually the show home. Accommodation includes a spacious double bedroom, contemporary bathroom suite and an open plan kitchen/living room which opens to the balcony. The kitchen comes with a full range of branded integrated appliances and has been cleverly designed with a breakfast bar. 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**

**Bicycle & Storage Room**

**First Floor Landing**

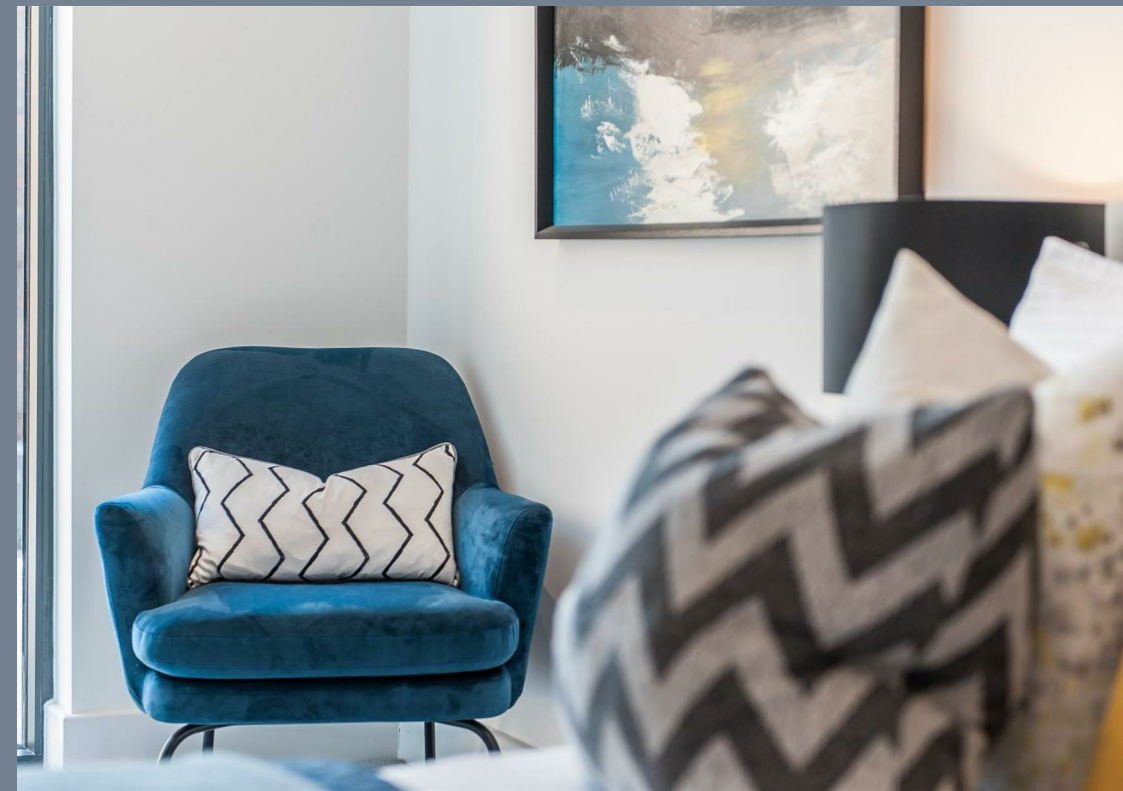
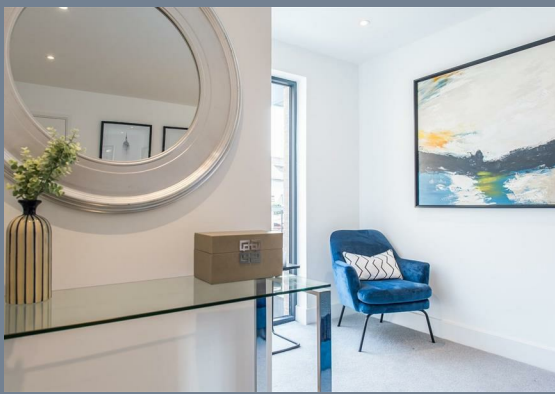
**Entrance Hall**

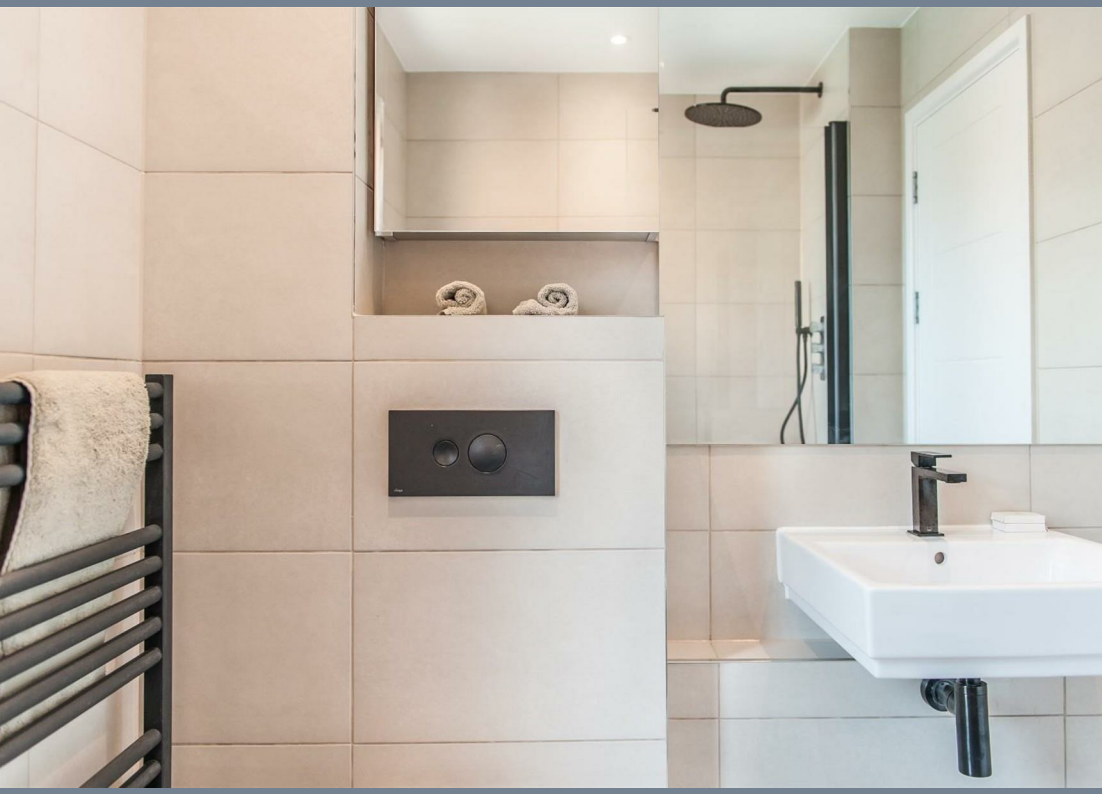
**Bedroom**

**Bathroom**

**Open Plan Living/Kitchen**

**Balcony**







| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>82</b>                  | <b>82</b> |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our The Homes Group Office on 01322 532 889 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.