



High Street, Purley, CR8 2AF  
Prices from £450,000

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, 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	<b>86</b>	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 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.

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