32 Woodcrest Road, Purley,

£490,000 - Share of Freehold

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WILLIAMS HARLOW

WILDLIFE PAT

WILLIAM MORRIS

This stunning two-bedroom penthouse apartment in Purley, completed in 2021 boasts a high specification and has been finished to an exceptional standard, ensuring a modern and comfortable living experience.

Upon entering, you will find a spacious reception room that seamlessly flows into a contemporary kitchen, perfect for both entertaining and everyday living. The apartment features two well-appointed bedrooms, each designed with comfort in mind, and two elegant bathrooms that offer a touch of luxury.

One of the standout features of this property is the private balcony, providing a serene outdoor space to relax and enjoy the views. The landscaped communal gardens further enhance the appeal, offering a beautiful setting for residents to unwind.

Situated in a sought-after residential area, this property is conveniently located near local amenities, including excellent schools, making it an ideal choice for families. Additionally, Purley, Reedham, and Coulsdon town train stations are all within walking distance, ensuring easy access to transport links for commuting or exploring the wider region.

This penthouse apartment is a rare find, combining modern living with a prime location. It is perfect for those seeking a stylish home in a vibrant community. Do not miss the opportunity to make this exceptional property your own.

THE PROPERTY

This exceptional stylish modern penthouse apartment was completed to a high specification in 2021. The accommodation has been superbly designed to a very high attention to detail, providing a variety of storage options and multiple skylights, allowing plenty of natural light to flow through this stunning apartment. The entrance hall flows into the open plan reception and kitchen area featuring Oak Vintage Herringbone wood flooring with under floor heating. The Krieder designed kitchen features sleek wall units, large island with plenty of storage, Quartz worktops and benefits from integrated Siemens appliances. The standout feature is the large balcony which is accessed via the reception room offering stunning open views over the surrounding area. The two generous bedrooms both have useful eaves storage and the master bedroom has an en-suite plus there is the main bathroom. Again both bathrooms are finished to a very high specification featuring Porcelanosa tiles and Laufen and Vado sanitary-ware.

OUTSIDE AREA

There is a private large balcony offering amazing views of the surrounding area plus a well landscaped communal area, allocated parking and secure bike storage.

THE LOCAL AREA

Kyle Court is located in a highly desirable residential beautiful tree-lined road close to all local amenities. The towns of both Purley and Coulsdon are easily accessible and provide an array of local shops, bars and restaurants. Commuting to London and beyond is a breeze with Purley, Reedham and Coulsdon train stations all within walking distance and there are several excellent schools nearby including Beaumont Primary School, Woodcote Primary School, Woodcote High School and Oasis Academy Bryon. The property is also close to open countryside including the picturesque Farthing Downs.

LOCAL TRAIN STATIONS

Reedham (London) - 0.3 miles
Coulsdon Town - 0.6 miles
Purley - 0.8 miles
Coulsdon South - 1.1 miles

LOCAL SCHOOLS

St Nicholas School - 0.4 miles, Age: 4 - 11
Beaumont Primary School - 0.4 miles, Age: 4 - 11
Woodcote Primary School - 0.4 miles, Age: 3 - 11
Woodcote High School - 0.5 miles, Age: 11 - 19

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

TENURE

Share of Freehold

LEASE

120 years remaining.

SERVICE CHARGE

Approximately £2,160.00 per annum.

GROUND RENT

Nil.

COUNCIL TAX

Croydon Council BAND E £3,177.67 2026/27

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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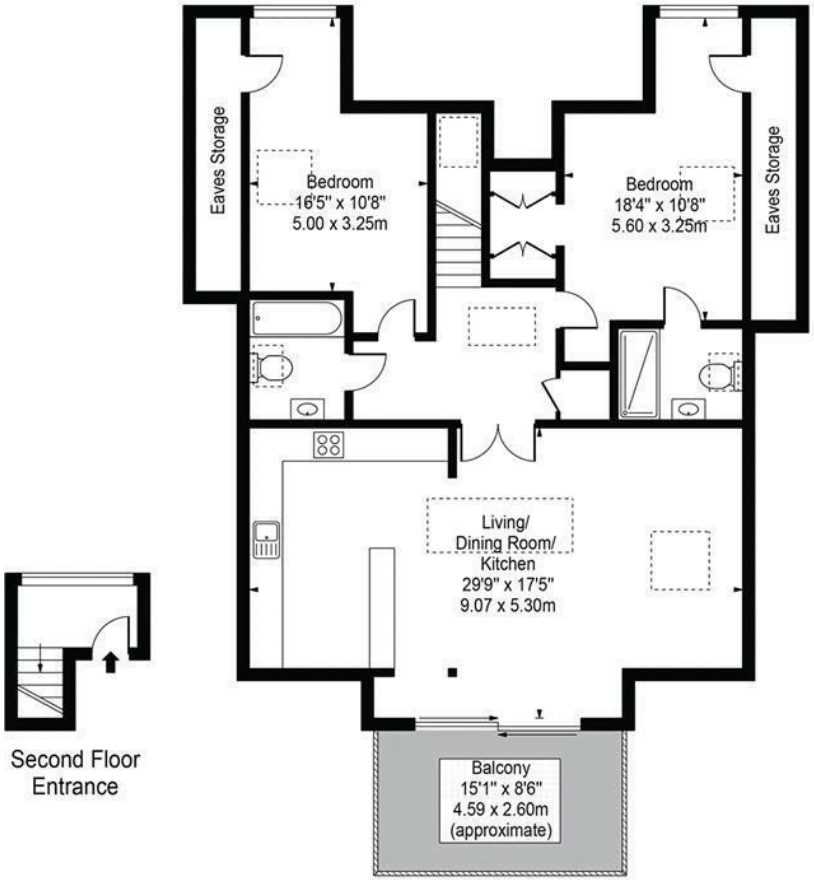
Kyle Court,
Woodcrest Road, CR8 4FF

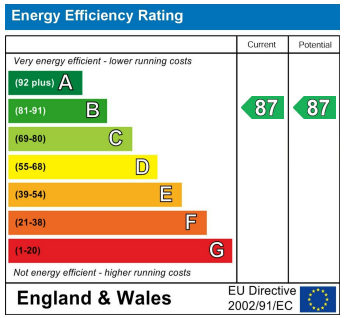
Approx. Total Internal Area 1236 Sq Ft - 114.83 Sq M
(Including Eaves Storages)
Approx. Gross Internal Area 1122 Sq Ft - 104.24 Sq M
(Excluding Eaves Storages)



Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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