



Flat 8, 103, Montpelier Road, Purley, Surrey, CR8 2QF

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Flat 8, 103  
Montpelier Road  
Purley  
Surrey CR8 2QF

Offers in Excess of £365,000

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#### Description

A modern two bedroom apartment with open plan reception area and private balconies to enjoy excellent views. Built in 2021 and offered with no onward chain, the property is situated on the fourth floor with lift access. Conveniently located for a mix of public transport links, good local schools, shop/amenities and eateries. EPC Rating B. Council Tax Band D.

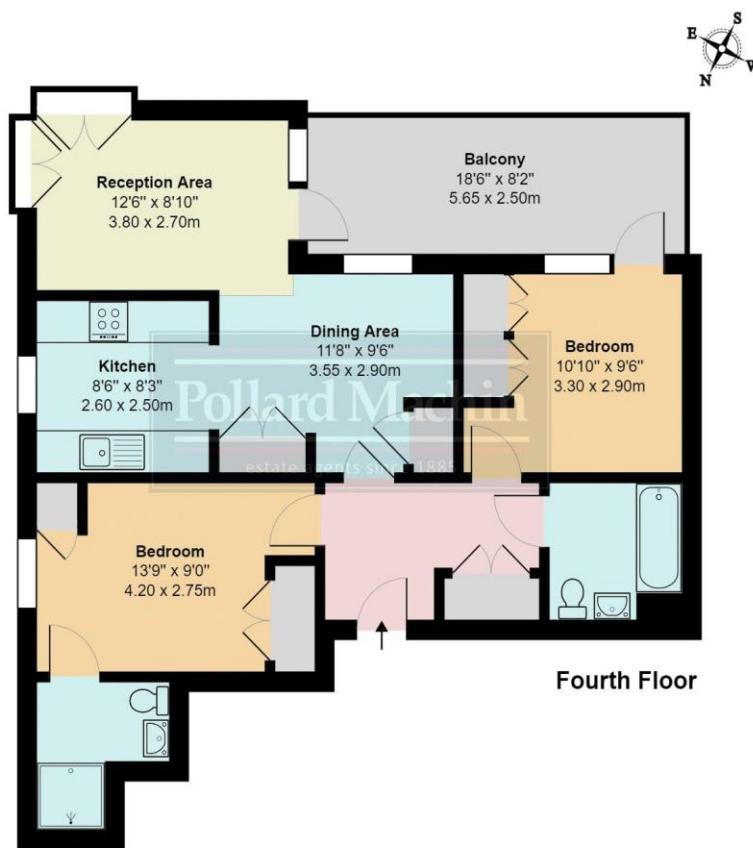
#### Accommodation

The property comprises; Entrance hall, open plan living area with access to balconies, modern kitchen with integral appliances, master bedroom with en suite shower room & fitted wardrobes, second bedroom with fitted wardrobes and access to balcony and family bathroom. Lease term - 995 Years remaining. Service charge - £2,060

#### Location

Montpelier Road is conveniently positioned for Purley town centre together with Purley Bury Tennis Club and Bowling Green, Purley Downs Golf Club, Riddlesdown Common and the choice of either Purley, Riddlesdown or Purley Oaks stations giving ease of access to London, Brighton and East Grinstead together with bus services to the surrounding area, a good selection of both private and state schools and the comprehensive range of amenities in Purley.





103 Montpelier Road, Purley, CR8  
Gross Internal Area 707sq ft / 65.7sq meters (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

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