



Flat 7, 85, Purley Downs Road, South Croydon, Surrey, CR2 0RJ

**Pollard Machin**

estate agents since 1885



Flat 7, 85  
Purley Downs Road  
South Croydon  
Surrey CR2 0RJ

£320,000

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#### SELECTION OF LUXURY 1, 2 AND 3 BEDROOM APARTMENTS

1 Bedroom apartments £300,000 - £320,000  
2 Bedroom apartments £400,000 - £425,000  
3 Bedroom apartments - £475,000

Please call to book an appointment

85 Purley Downs Road by Turnbull Homes presents a rare opportunity to own a premium property within easy access to public transport links, with exquisite design, stunning surroundings and convenient location, this development offers a truly exceptional living experience.

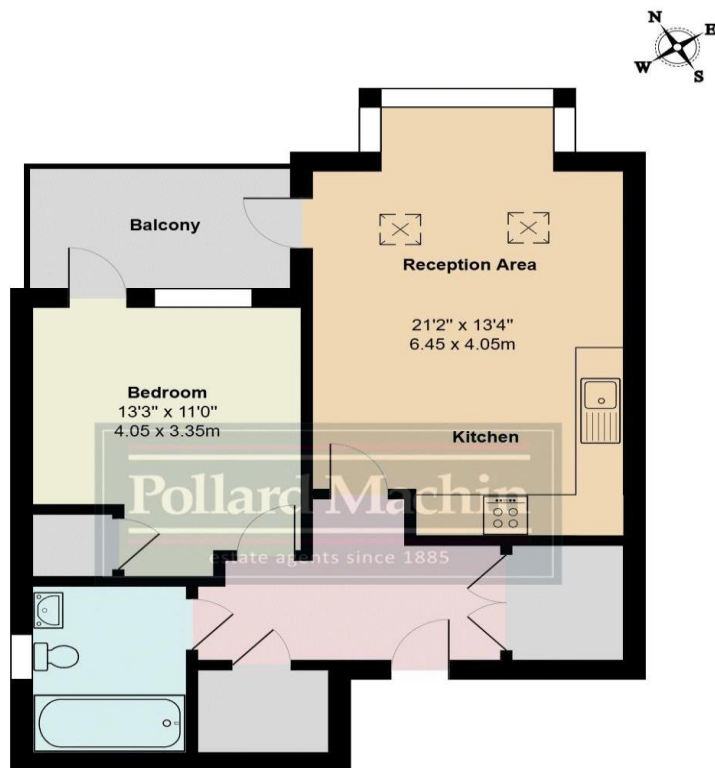
- \* Beautifully landscaped gardens
- \* Private balconies
- \* High Quality finishes and fixtures throughout
- \* Modern kitchen and premium appliances and ample storage
- \* Luxurious bathrooms with contemporary fittings
- \* Proximity to local amenities and transport links

The development also benefits from close proximity to local amenities including shops, cafes and restaurants. For those seeking further entertainment options, the vibrant town centres of Croydon and Purley are just a short distance away.

Please note photographs are of the show apartment.

Holding deposit will apply





**Second Floor**

**Purley Downs Road, South Croydon CR2**  
**Approx. Gross Internal Area 612sq ft / 56.8sq meters**

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.  
 Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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