



Flat 1, Carlow Court, CR8
£450,000 LEASEHOLD

ShineRocks
PROPERTY AGENTS

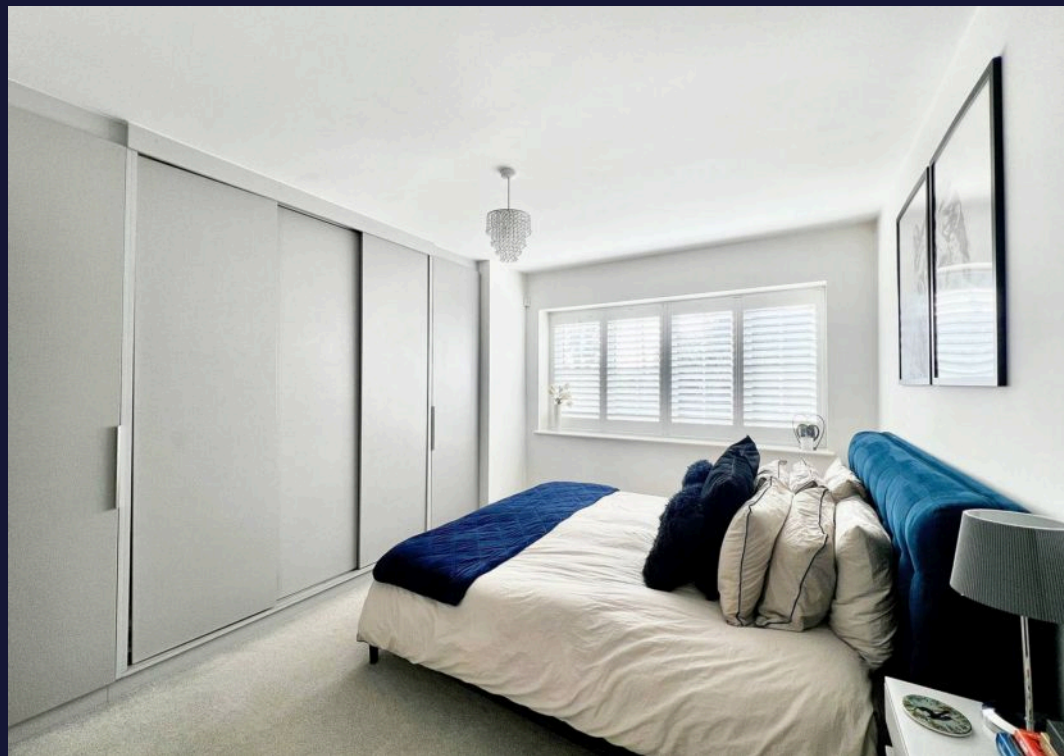
Flat 1

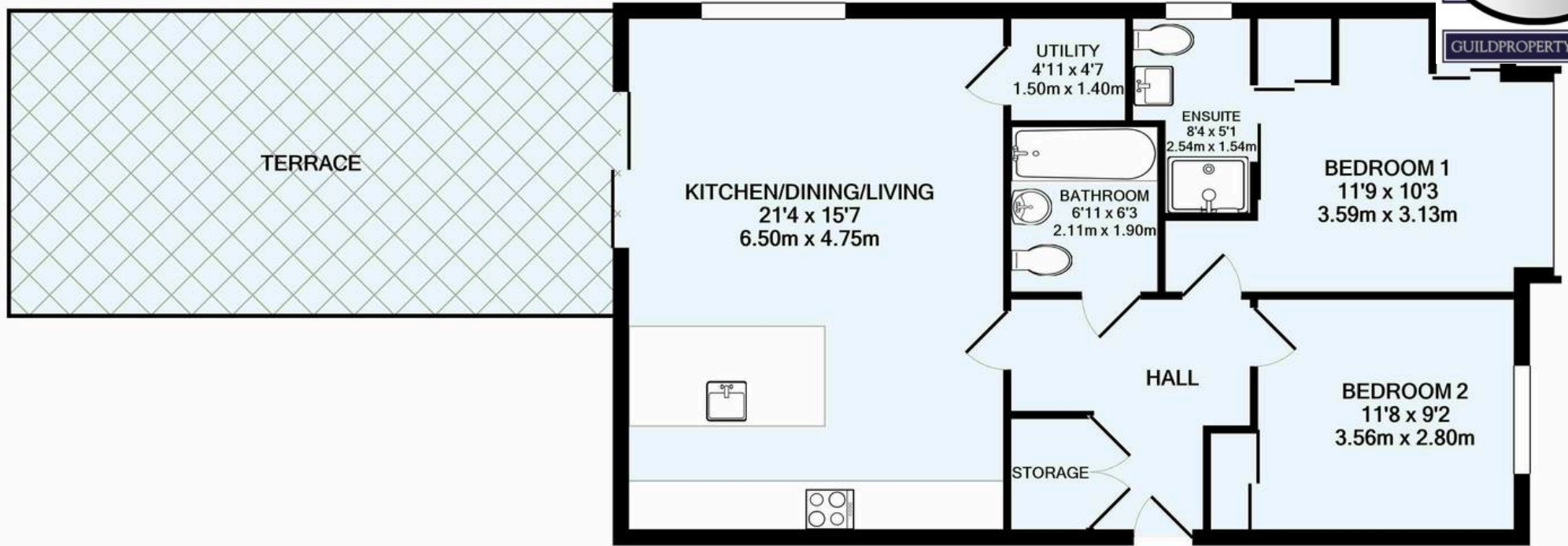
Carlow Court, Purley, CR8

A beautifully presented, two bedroom, two bath/shower room, ground floor apartment with private terrace and off street parking. Carlow Court has been designed for modern living, built to exacting standards with concrete floors and under floor heating, pale wood floors, traditional brick construction, TKS designer kitchen with stone worktops and Neff appliances, high quality contemporary bathrooms with Porcelanosa wall and floor tiles, Vicalma internal timber doors and fitted wardrobes. This luxury development is located in a sought after quiet road, within 5 minutes walk of Purley town centre and railway station. Communal entrance hall, entrance hall with wood flooring and coats/storage cupboard, fully fitted kitchen/dining/living room with sliding glass doors to terrace, separate utility room, principal bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobe, luxury family bathroom. Front driveway, Private parking space for one vehicle, recycling facilities, secure gated access to communal rear garden and cycle store. Remainder of 10 YEAR BUILDZONE WARRANTY. Service charge £125 P/M. 125 Year Lease from 2021.

- LUXURY TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- TWO BATH/SHOWER ROOMS
- DOUBLE ASPECT KITCHEN/LIVING/DINING ROOM WITH SLIDING DOORS TO TERRACE, SEPERATE UTILITY ROOM
- PRIVATE PARKING SPACE FOR ONE VEHICLE
- QUIET SOUGHT AFTER ROAD WITHIN 5 MINUTES WALK OF PURLEY TOWN CENTRE & RAILWAY STATION
- COUNCIL TAX BAND D - EPC B







TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)
Made with Metropix ©2020

ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.