



Russell Hill Place
Purley, CR8 2LT

Guide price £190,000

THE PEAR TREE

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GUIDE PRICE £190,000 - £200,000 Nestled in a prominent and central position in Purley, this spacious one bedroom first floor apartment sits above commercial premises on the high street and offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this desirable block is well looked after, even boasting a communal recreational area, which is great for when you need a bit of fresh air. What's more, the property is offered in great condition inside, with a well appointed, modern kitchen that has a fabulous amount of workspace for you to really cook up a storm in!

This generous sizes are consistent throughout, with a fantastic bedroom with lots of space and even has an integrated wardrobe, with a stylish bathroom which serves all of the rooms. But we are saving the best until last!

The wonderfully light lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, where everyone will really appreciate the size, along with the fantastic ceiling height! On the outside, as we mentioned, the location is brilliant. You are adjacent to fantastic local amenities in Purley with a fantastic selection of shops, restaurants and bars, with Purley station whizzing you up to London in under half an hour.



FIRST FLOOR

Hallway

Living/Dining Room
15'9 x 14'9 (4.80m x 4.50m)

Kitchen
10'8 x 8'2 (3.25m x 2.49m)

Bedroom
18'1 x 10'8 (5.51m x 3.25m)

Bathroom
10'8 x 5'9 (3.25m x 1.75m)

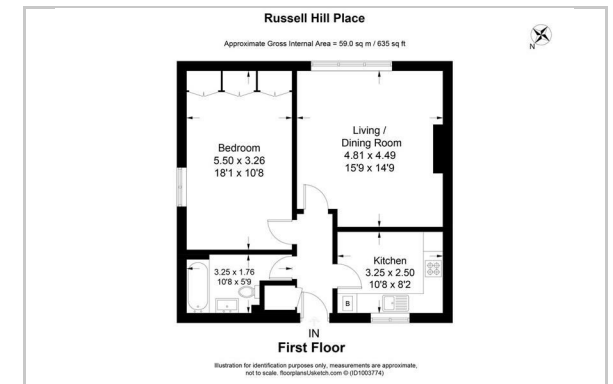
OUTSIDE

Communal Patio Area

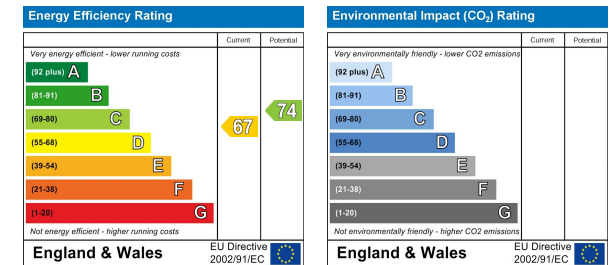
Area Map



Floor Plan



Energy Efficiency Graph



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