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MARRIOTT VERNON
ESTATE AGENTS

Flat 5, 37A Smitham Bottom Lane, Purley, CR8 3DE

£1,750 Per month



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£1,750 Per month

Flat 5, 37A

Purley, CR8 3DE

Beautifully Presented Two Bedroom First Floor Apartment

Modern Development

Stylish Interiors

Allocated Parking Bay

Easy Access Purley, Reedham and Coulsdon Stations

Unfurnished

Well Planned Accommodation

Private Balcony

WiFi Included in Rental

Close to Shops and Amenities

Marriott Vernon are delighted to welcome to the market this beautifully presented two bedroom first floor apartment (676 Sq.Ft) in a sought after residential location.

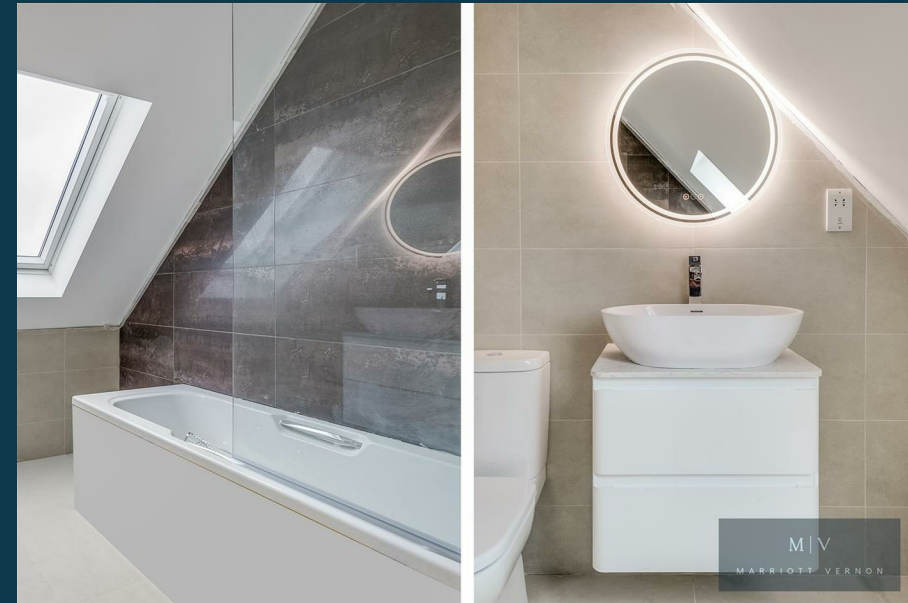
Set within a modern development completed in 2023, the property offers bright, well planned accommodation with stylish interiors throughout. Features include a private allocated parking bay, private balcony, communal gardens with children's play area, and resident's bicycle store. Wifi is also included in the rental free of charge.

Accommodation comprises entrance hall with inbuilt storage, leading into a light and spacious open plan reception/kitchen with double doors onto a private balcony, two well sized bedrooms and modern bathroom.

The property further benefits from gas central heating, double glazing and security entry phone.

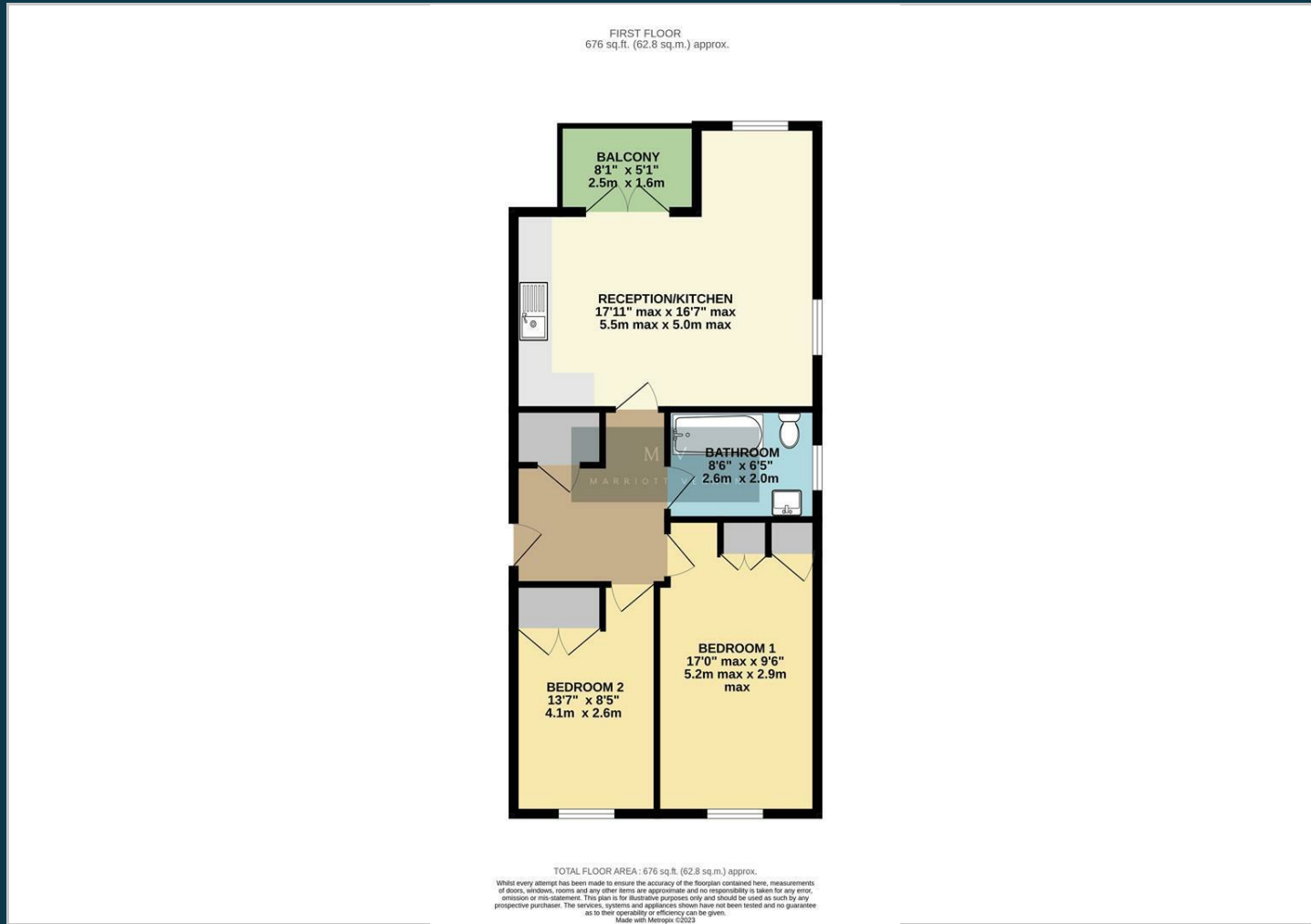
The property is enviably located within easy reach of railway stations at Purley, Reedham and Coulsdon, as well as numerous regular bus routes providing connections to the surrounding area. The centres of Purley and Coulsdon are close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The A23/M23/M25 are also close-by for excellent vehicular access.

(Please note some photos are example photos from other apartments in the development).

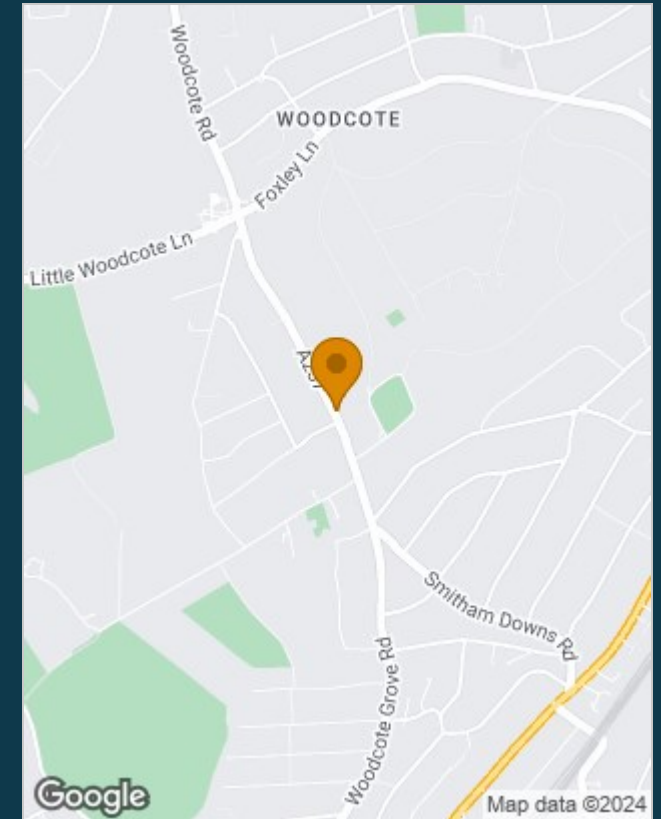




Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	