



**1 Bedroom | 1 Bathroom | 1 Reception Room**

4 Calum Court | 34 High Street | Purley | CR8 2FR

**Guide price £290,000**

**LOFT**



# 4 Calum Court |

34 High Street | Purley | CR8 2FR

Guide price £290,000

- First floor apartment built in the last 3 years
- High quality throughout including Bosch appliances, Quartz worktops and engineered oak wood flooring
- 598 sq. ft. with separate utility cupboard and bedroom with floor-to-ceiling windows
- Open-plan kitchen and living which flows perfectly to the balcony with space for furniture
- Luxury block with lift servicing all floors and fob access
- Ideally located on the High Street with Purley train station a stones throw away
- 7 years NHBC warranty remaining



Luxury apartment that would make the perfect purchase for first time buyers commuting to the City, downsizers that love convenience on their door step or a great investment. High quality and space throughout!



## First Floor

### Hallway

### Utility

4'7 x 4'3 (1.40m x 1.30m)

### Bathroom

### Bedroom

15'4 x 10'7 (4.67m x 3.23m)

### Kitchen/Reception Room

23'2 x 12'2 (7.06m x 3.71m)

### Outside

### Balcony

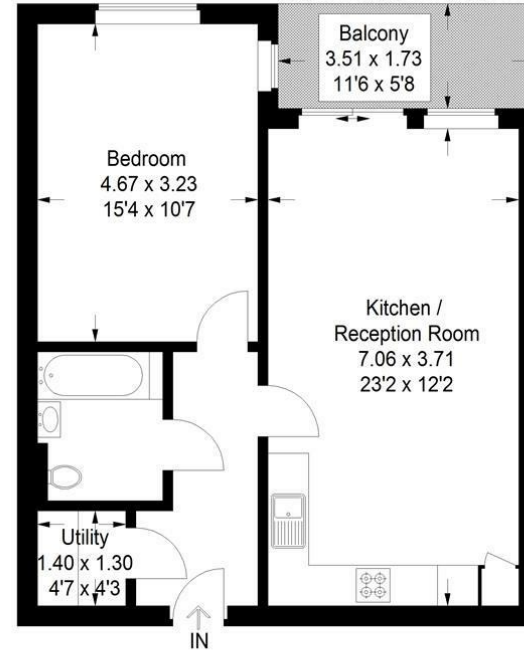
11'6 x 5'8 (3.51m x 1.73m)





## Calum Court, CR8

Approximate Gross Internal Area  
55.6 sq m / 598 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID111587)

EPC Rating: C

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk