



Studio | 1 Bathroom | 1 Reception Room

Downs Court Road | Purley | CR8 1BF

**Guide price £250,000**

LOFT



# Downs Court Road | Purley | CR8 1BF Guide price £250,000

- Spacious first floor studio apartment with separate sleeping area
- Beautiful development completed 2022
- Local to transport links for convenience
- Ideal first time buy or down-size
- Easy rear access on the same level to the apartment entrance
- Modern apartment flooded with natural light
- 7 years new build warranty remaining

## First Floor

**Reception Room / Kitchen**  
25'9" x 14'0" (7.85 x 4.27)

**Bedroom**  
10'7" x 8'2" (3.23 x 2.51)

## Bathroom

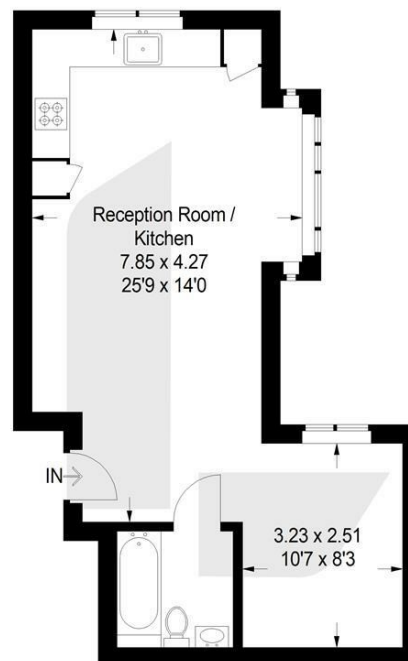
## Outside

## Communal Area & Garden



## Downs Court Road, CR8

Approximate Gross Internal Area  
40.9 sq m / 440 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.(ID:1157310)



EPC Rating: B B

0208 660 8070  
hello@loft-estates.co.uk  
www.loft-estates.co.uk  
@loft.estateagents

23a High St, Purley, CR8 2AF