



2 Bedrooms | 2 Bathrooms | 1 Reception Room

Athena House | Edgehill Road | Purley | CR8 2NB

Offers over £425,000

LOFT

7a Edgehill Road | Purley | CR8

2NB

Offers over £425,000

- Beautifully modern ground floor apartment with a private garden, only built in 2020
- Access from the garden to the allocated parking space with EV Charging Point
- Open-plan kitchen/living space with double doors leading directly to private garden
- Modern, high quality integrated appliances throughout
- Luxurious tiled bathrooms and en-suite to bedroom one
- Spacious rooms throughout, flooded with light
- Ideally located a stones throw from Purley station and High Street
- Less than 1 mile to Purley train station with local bus route nearby



If you are looking for style, space and high quality, look no further. Nestled minutes from the hustle and bustle, this ground floor apartment has double bedrooms, two bathrooms, a private garden, allocated parking and has 5 years left of the NHBC warranty!



Ground Floor

Hallway

Bathroom

Bedroom 1

14'1 x 12'1 (4.29m x 3.68m)

En-suite

Bedroom 2

12'5 x 8'5 (3.78m x 2.57m)

Kitchen/Reception Room

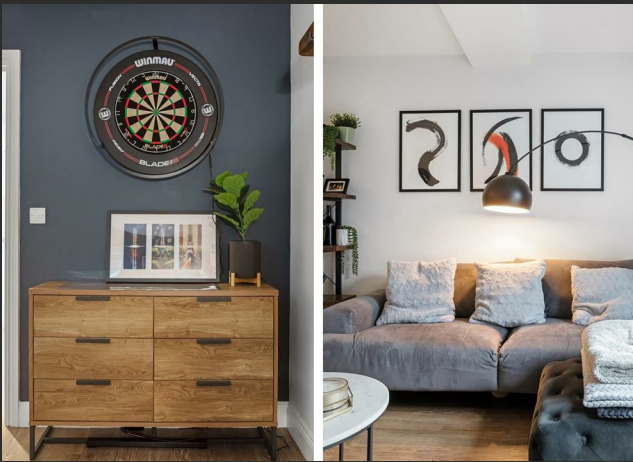
19'2 x 16'7 (5.84m x 5.05m)

Outside

Private Garden

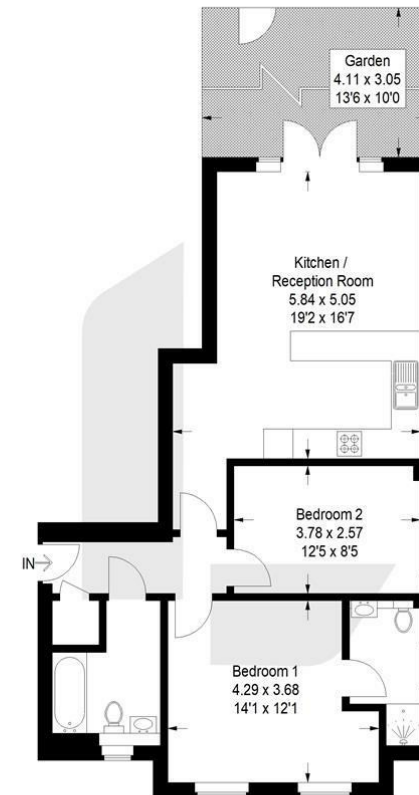
13'6 x 10'0 (4.11m x 3.05m)

Allocated Parking with EV Charging



Athena House, CR8

Approximate Gross Internal Area
69.7 sq m / 750 sq ft



Ground 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. (ID1162655)

EPC Rating: B

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