



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Flat 1

Smitham Bottom Lane | Purley | CR8 3EW

**£1,850**

LOFT

# Flat 1

Smitham Bottom Lane |  
Purley | CR8 3EW  
£1,850

Situated in the desirable area of West Purley, this modern two-bedroom, two-bathroom ground floor apartment is presented in immaculate condition throughout. Finished to a high specification, the property offers stylish and contemporary living with well-proportioned accommodation.

The apartment features a bright and spacious living area, a modern fitted kitchen, and two generously sized bedrooms, including a master with en-suite. Further benefits include a private terrace, ideal for outdoor enjoyment, and the convenience of allocated parking. Perfect for couples or a small family, this exceptional property combines comfort, quality, and location, with excellent local amenities and transport links nearby.

- Located in West Purley
- 2 bed 2 bath ground floor apartment
- Modern high spec
- Private terrace
- Immaculate condition
- Allocated parking

## Entrance

### Terrace

14'6 x 5'5 (4.42m x 1.65m)

## Hallway

### Open Plan Kitchen / Reception Room With Allocated Parking

18'8 x 14'6 (5.69m x 4.42m)

### Main Bathroom

**Main Bedroom With En-suite**  
16'2 x 9'1 (4.93m x 2.77m)

### En-suite

**Second Bedroom**  
12'9 x 5'9 (3.89m x 1.75m)



## Serran Court, CR8

Approximate Gross Internal Area  
66.7 sq m / 718 sq ft



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. (ID1266061)

EPC Rating: C

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