



Gemini Court Brighton Road, Purley CR8 2FD

welcome to

Gemini Court Brighton Road, Purley

A stunning two bedroom two bathroom penthouse comprising of a large open plan reception room with modern fitted kitchen with integrated appliances and breakfast bar, two double bedrooms with the master being accompanied by a walk-in wardrobe and en-suite shower room and modern family bathroom. The penthouse further benefits from a larger than average private wrap around terrace with stunning views across Purley, air-con units, allocated parking, lift access and long lease. The property is offered to the market chain free.

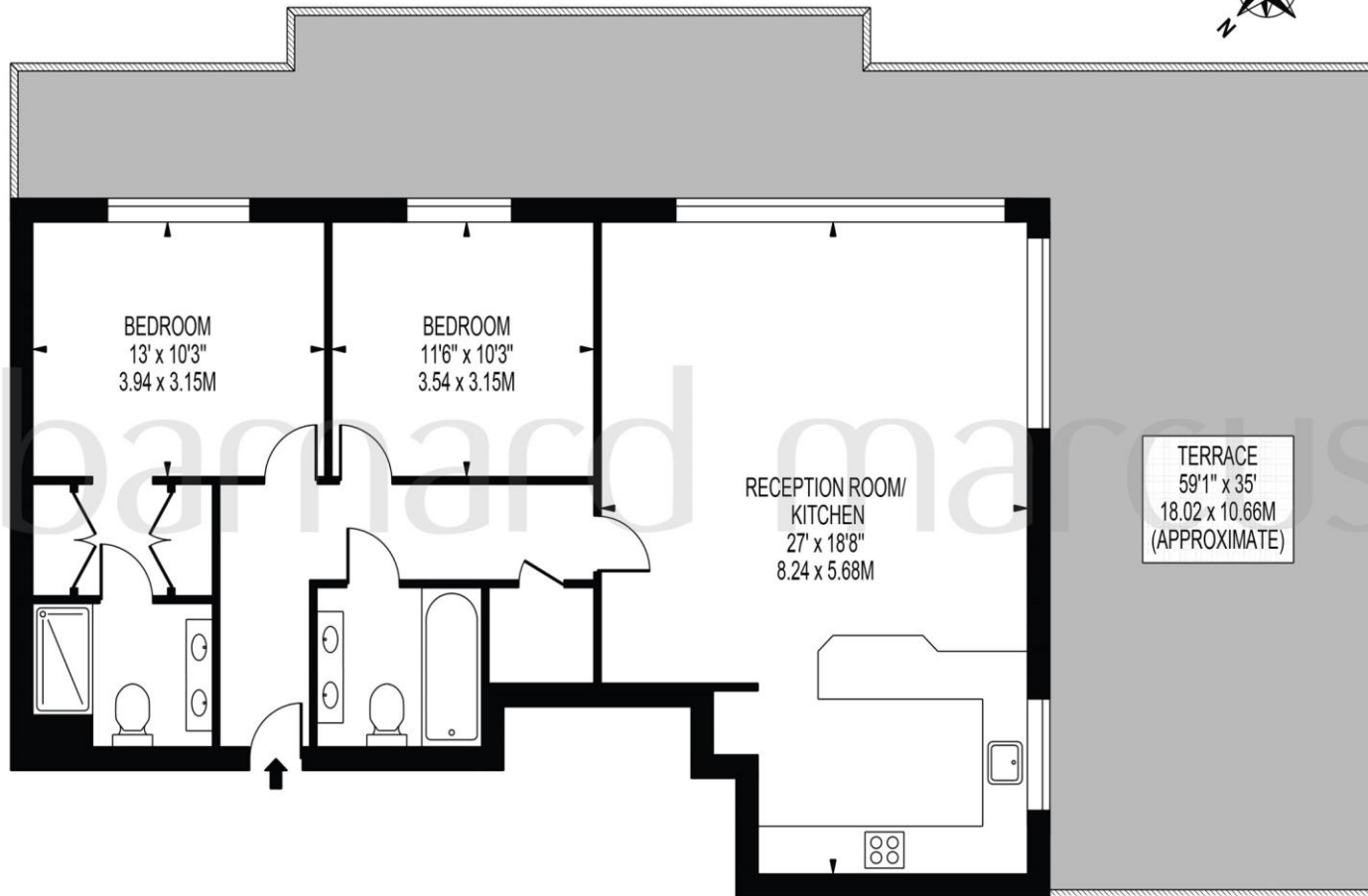
Gemini Court is located on Brighton Road in Purley which is ideal for commuters with Purley Station being a short distance away providing fast and frequent links to London Victoria and London Bridge. Purley High Street is a short walk away which provides a Tesco Superstore, Sainsbury's local and array of restaurants and pubs to enjoy. The property is surrounded by greenery with Riddlesdown Common, Kenley Aerodrome and Purley Playing Fields close by and many top performing state and private schools to choose from.

Call Barnard Marcus now to book in your viewing.



GEMINI COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 977 SQ FT - 90.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Gemini Court Brighton Road, Purley

- Penthouse
- Private Wrap Around Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom/Modern En-Suite Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106739



Property Ref:
SAN106739 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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