



barnard marcus

Kingsmead Court Smitham Downs Road, Purley CR8 4FG



welcome to

Kingsmead Court Smitham Downs Road, Purley

An exclusive development of only 8 luxury brand new apartments with a mixture of one, two and three bedrooms. Each apartment offers high end German designed kitchens with Quartz worktops in Ice Branco and Siemens integrated appliances, spacious open plan reception rooms with bi-folding doors leading out onto a private patio or balcony, each bedroom is a double bedroom so perfect for a family or for a professional who requires to work from home wants a home office, contemporary bathroom suites designed with modern white sanitary ware, stylish free standing baths and en-suite shower rooms which have been completed as full wet rooms. The apartments further benefit from an allocated parking space, under floor heating, bike storage and a share of the freehold.

Kingsmead Court is located in Smitham Downs Road which is a popular residential road in Purley. The development is conveniently located for Purley Station, Coulsdon Town Station, Coulsdon South Station and Reedham Station which all provide fantastic links into London. Purley High Street provides an array of convenience stores, 24 hour Tesco Extra, Sainsbury Local and a number of restaurants and bars and on the other side you have Coulsdon Town which provides a Waitrose, Aldi and a number of convenience stores and a number of restaurants from Tapas to Italian cuisine. The development is surrounded by greenery with Farthing Downs, Woodcote Park Golf Club, Coulsdon Manor Golf Club nearby.

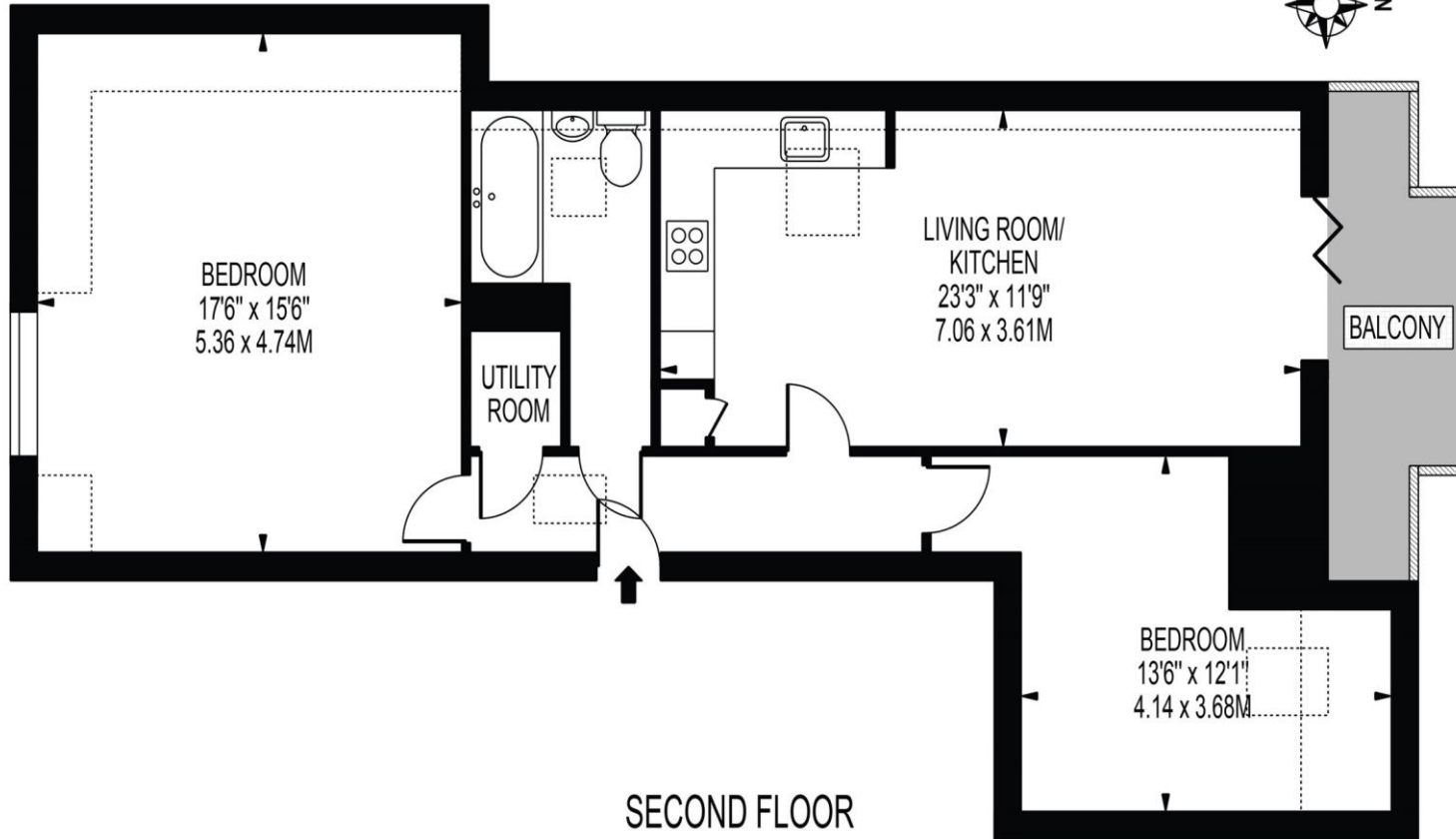


KINGSMEAD COURT

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 832 SQ FT - 77.25 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 91 SQ FT - 8.50 SQ M



SECOND FLOOR

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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Kingsmead Court Smitham Downs Road, Purley

- Exclusive Development of only 8 Luxury Apartments
- German Hacker Designed Kitchen
- Luxury Bathrooms & Luxury En-Suite Shower Room
- One, Two and Three Bedrooms Available
- Patio or Balcony

Tenure: Leasehold EPC Rating: B

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.

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106915



Property Ref:
SAN106915 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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