



Fairmont House Hartley Old Road, Purley CR8 4FJ

welcome to

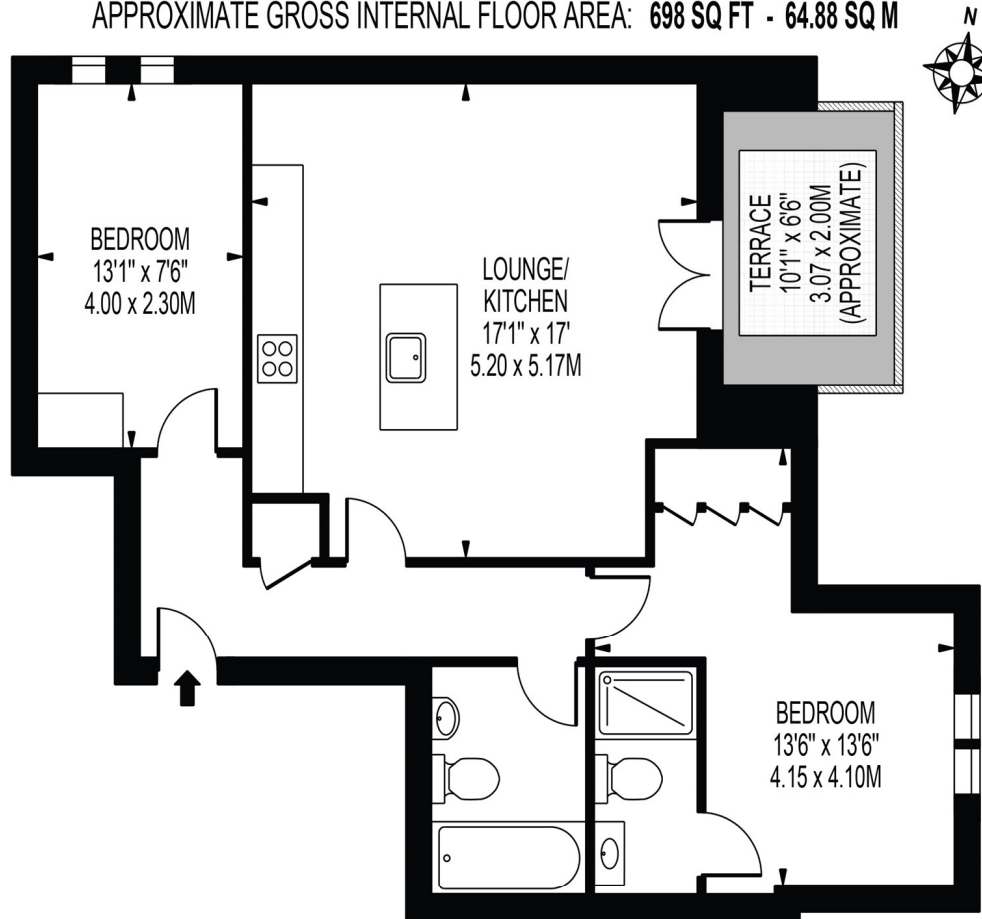
Fairmont House Hartley Old Road, Purley

A beautifully presented two double bedroom apartment with a private terrace and allocated parking space.



FAIRMONT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 698 SQ FT - 64.88 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.

Built in 2021, this property offers nearly 700sqft of modern living space and forms part of a purpose - built development of just 9 flats. The accommodation is comprised of a large open-plan kitchen and living area, complete with high quality fixtures and fittings throughout, and access to a spacious private terrace. The master bedroom is accompanied by fitted wardrobes and an exceptional en-suite, with a luxurious family bathroom serving the rest of the apartment. There is also a second double bedroom with plenty of storage space.

Located on Hartley Old Road, this property offers the tranquillity of suburban living while remaining exceptionally well-connected. Reedham station is within easy reach, offering direct rail services into Central London, and the area is known for its outstanding schools, local amenities, and close proximity to open green spaces such as Farthing Downs.

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Fairmont House Hartley Old Road, Purley

- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Contemporary Open Plan Living
- Modern Interior (Built In 2021)
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 200.00

Ground Rent: Ask Agent

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/SAN107825



Property Ref:
SAN107825 - 0002

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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