



PORTFOLIO
from



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Seaton Court, Russell Hill, Purley

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Seaton Court is an exclusive collection of just six, two and three bedroom luxury apartments. Elegantly designed and located in a sought-after residential road; offering modern living in an ultra-convenient location.



Seaton Court has been crafted with meticulous attention to detail benefitting from engineered rustic oak flooring, underfloor heating, integrated appliances and private balconies.

These generous apartments offer luxury tiled bathrooms and a modern kitchen/living space, the upper floors boasting impressive vaulted ceilings. There are sensational private balconies and parking is available upon request (£10,000 per parking space).





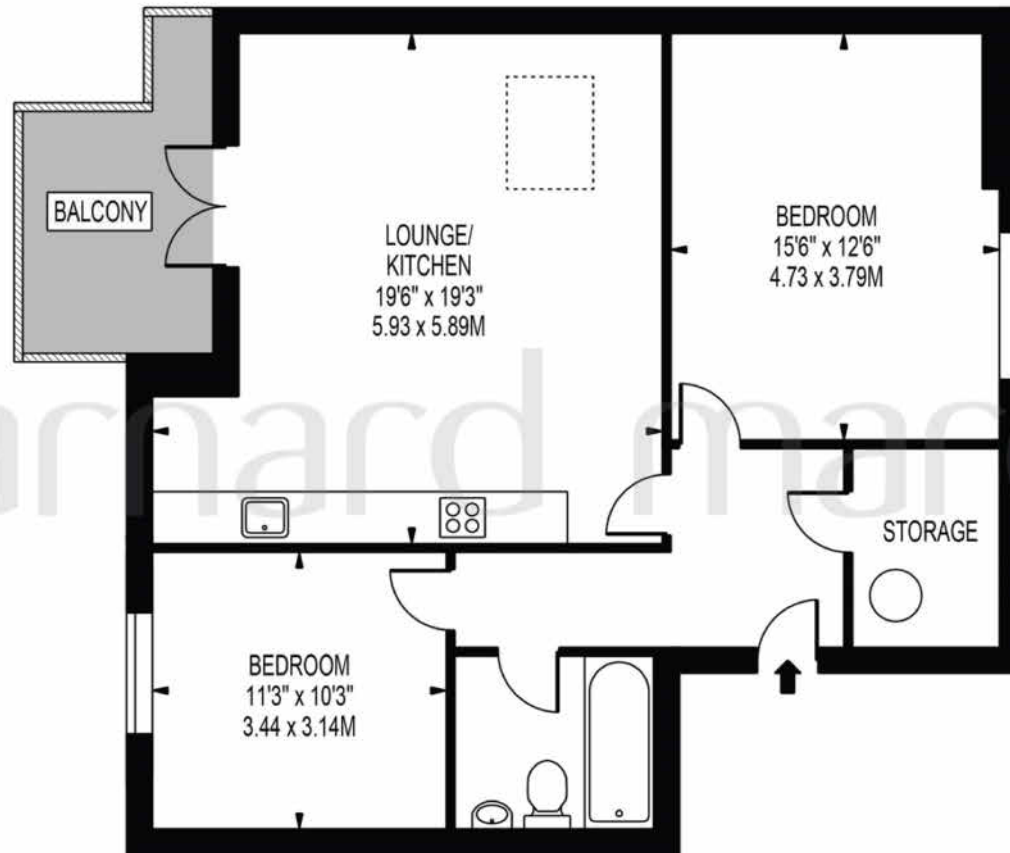
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Purley offers a direct link to London Bridge in just 22 minutes as well as easy access to the M25 in just six miles. The High Street boasts an array of retailers including luxury boutiques, social cafes, well-known food chains and Waitrose. The development is located within easy reach of well-regarded state and private schools. Purley Way is easily accessible for larger shops such as IKEA, HomeSense and TX MAXX, as well as multiple recreational activities including a cinema, bowling, swimming pool and sports club. Two bedroom apartments from offers in excess of £400,000 and three bedroom apartments from offers in excess of £450,000.



SEATON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.20 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 Seaton Court, Russell Hill, Purley

A charming four bedroom detached family home situated in the heart of the picturesque Farthing Downs/Happy Valley, Coulsdon..

Prices From Offers in excess of

£400,000

- Parking available upon request
- Integrated Bosch Appliances
- Private balconies
- Share of Freehold

EPC Rating: Exempt

Council Tax Band: TBC

Tenure: Leasehold



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

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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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