



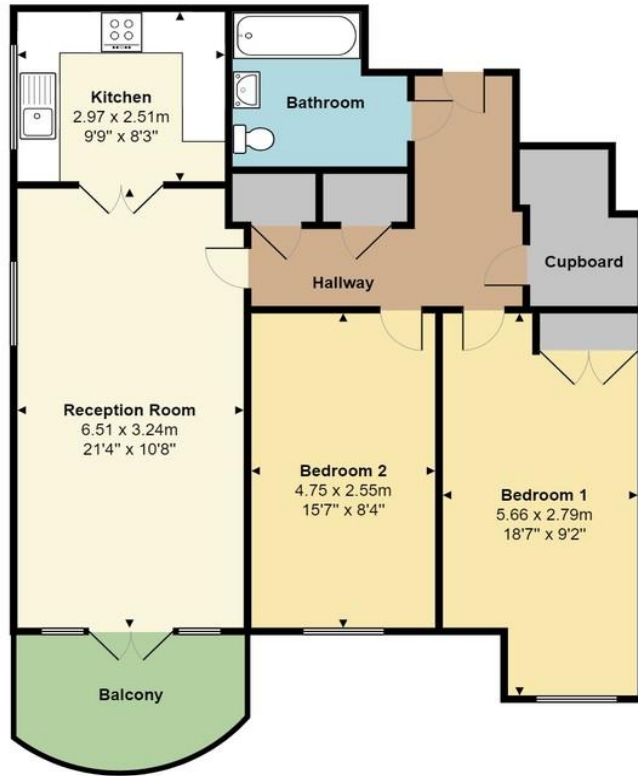
24 Cygnus Court, 850 Brighton Road, Purley, Surrey, CR8 2FB





**Cygnus Court, Brighton Road, Purley, CR8**

Total Floor Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



24 Cygnus Court  
850 Brighton Road  
Purley  
Surrey  
CR8 2FB

£1,650 PCM

LOCAL AUTHORITY: Croydon London Borough Council

COUNCIL TAX: Band D - £1,966

## Points of Interest

- Sought After Modern Development
- Open Plan Lounge/Diner/Kitchen
- Two Good Sized Bedrooms
- Modern Family Bathroom
- Ample Storage
- Double Glazed Windows
- Gas Central Heating
- Security Entry and Intercom System
- Lift Access
- Walking Distance to Purley Station

## THE PROPERTY

A spacious two bedroom, third floor, apartment forming part of this attractive modern development nestled in the heart of Purley town centre providing access to an array of local amenities and Purley Train Station with direct access to London within 20 minutes.

The property comprises two generous sized bedrooms which are serviced by a spacious family bathroom with a white suite to include a bath with shower over, basin and W.C. Two cupboards provide useful storage in the hallway with a third currently being used as an office but could easily be converted into a walk-in wardrobe or additional storage space. There is an open plan lounge/diner/kitchen which is fitted with a modern range of units with built-in gas hob, oven, fridge/freezer, dishwasher and washing machine.

Accessed via the lounge is a balcony ideal for those summer months allowing floods of light back into the lounge and beyond.

## THE LOCATION

### Education

Purley and the surrounding areas are well known for their very good choice of reputable schools including the highly sought-after Beaumont Primary School which is just a short walk away. Other schools include St. David's, Margaret Roper Catholic and St. Nicholas. At senior level, there is John Fisher, Riddlesdown Collegiate and Woodcote.

### Sports & Leisure

There are numerous facilities in the area including Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

### Transport

Reedham station is a short walk away and provides rail services to London Bridge (from 36 minutes) and Victoria (from 37 minutes). Purley mainline station will get you there from 25 minutes & 24 minutes respectively. Numerous bus services provide transport to all the surrounding and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

Viewing strictly by appointment.

t. 020 8660 6674  
e. sales@walterandmair.co.uk  
w. walterandmair.co.uk



26 Chipstead Valley Road, Coulsdon, Surrey, CR5 2RA



