

Smitham Bottom Lane, Purley, CR8 3DE



Guide Price £500,000



## Apartment

- Top Floor Purpose Built Penthouse Apartment
- Brand New With Very High Specification
- Outstanding Fitted Kitchen With Branded Appliances
- Colour Video Entry Phone Security System
- 10 Year Building Warranty
- The Last Two Remaining In The Development
- Two Bedrooms & Two Bathrooms (ensuite to master bedroom)
- Double Glazing & Underfloor Gas Central Heating
- One Allocated Parking Space
- Two Balconies

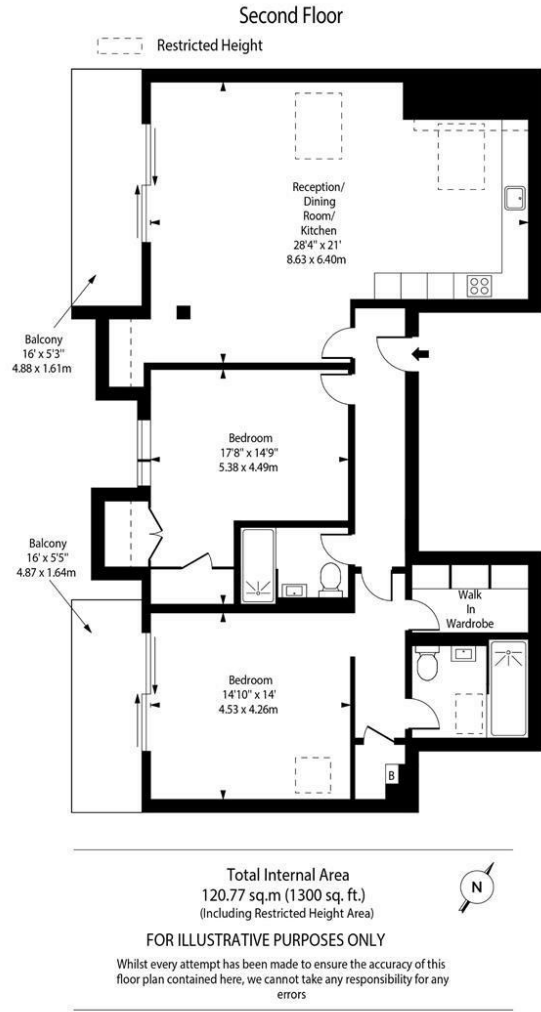
# Smitham Bottom Lane, Purley, CR8 3DE

GUIDE PRICE £500,000 - £525,000

Located on the prestigious Smitham Bottom Lane in Purley, this top floor two-bedroom rear facing penthouse apartment overlooks superb landscape gardens. Boasting an ultra modern design, this new apartment offers a luxurious living experience with very high specifications throughout. There is a spacious reception room perfect for entertaining along with an outstanding open plan kitchen which is equipped with branded appliances. The apartment features two well appointed bathrooms, one of which is ensuite to the master bedroom along with two balconies; one for the living room and one for the master bedroom, both facing the gardens to the rear. With double glazing and underfloor heating, comfort is guaranteed all year round. There is parking for one vehicle ensuring convenience for residents. There is a 10-year building warranty, providing peace of mind to the new owner. Additionally, being near to Purley, you have easy access to excellent transport links into London and convenient local shopping facilities also with outstanding schools for families. Don't miss out on the opportunity to view this stunning apartment in a prime location!

Tenure: Leasehold Lease term: 125 year leases will be granted Service charge: Estimated £2,000 pa (including buildings insurance) Ground rent: Peppercorn EPC Rating: B - Croydon Council Tax Band: E - Thames water meter is fitted at the property

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.