



{ BRIGHTON ROAD PURLEY CR8
£1,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Brighton Road Purley CR8

£1,500 Per Month
Furnished

 1 Bathroom
 1 Reception

Features

- - Furnished apartment, - - Parking available (at an extra cost), - - Fully integrated appliances, - - On-site Building manager, - - CCTV, - - Bike storage

Council Tax

Council Tax Band C

Hamptons
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{ SPACIOUS STUDIO FLAT FOR RENT

The Property

Welcome to Capella Court, a luxury development in the heart of Purley, offering beautifully designed studio apartments perfect for modern living. This luxury development offers highly functional communal spaces; including a games and entertainment area, private offices to hire and open plan seating areas for you to relax or study in. Purley is the perfect place to live if you are looking for an area with plenty of green space and excellent transport links into Central London providing you with the perfect balance of countryside and city life. Each studio features a sleek, open-plan layout with high-quality finishes, integrated appliances, and large windows that flood the space with natural light. Thoughtfully crafted to maximize comfort and functionality, these apartments are ideal for professionals, commuters, or first-time renters. Located just minutes from Purley Station, Capella Court provides fast and direct links to Central London, while also being surrounded by lush green spaces, the best of both city life and countryside calm.

Location

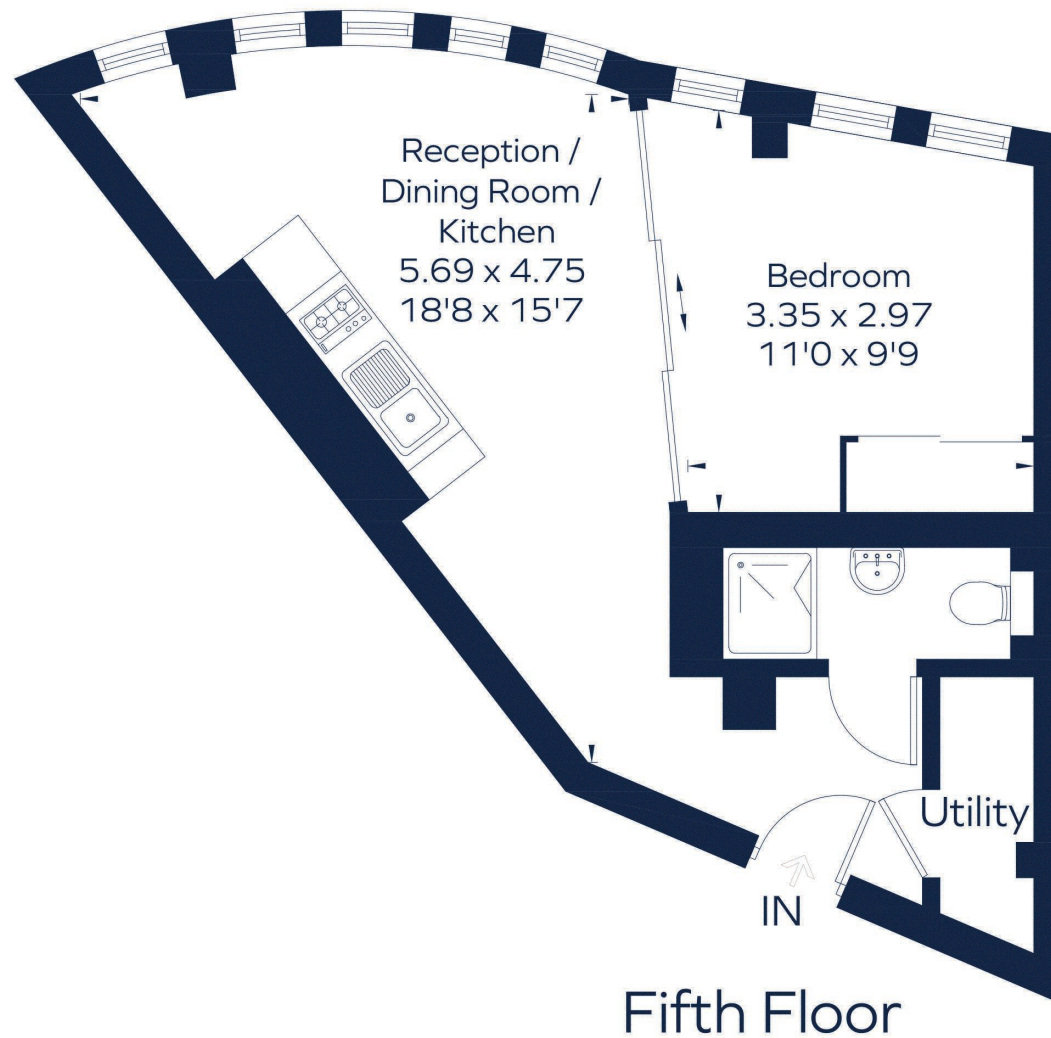
Purley is well known for its abundance of green fields and parks including Foxley Wood, which is 11 hectares of open green space, which makes it an excellent opportunity for long walks. Well known for their golf clubs; Purley has many to choose from such as Purley Downs with amazing views and Woodcote park which offers an 18-hole golf course, tennis courts and a swimming pool for all the family to enjoy! Purley High Street, Purley Way and The Whitgift centre are nearby; home to local supermarkets, shops and stores. The

Development is located close to Purley Oaks train station and many local bus routes to both Croydon and the wider area. As a suburb of Croydon, Purley offers easy access to both Central London (26 mins by train and 58 minutes by car) and Gatwick Airport (26 minutes by train and car).



CAPELLA COURT

Approximate Gross Internal Area = 405 sq. ft. (37.6 sq. m.)



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1210587

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
91-100	B		
81-90	C		
71-80	D	69	69
61-70	E		
51-60	F		
41-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

