



11 Godstone Mount, Downs Court Road, Purley, Surrey, CR8 1BA

**Pollard Machin**  
estate agents since 1885

11 Godstone Mount  
Downs Court Road  
Purley  
Surrey CR8 1BA

Monthly Rental Of £1,550

Pollard Machin

estate agents since 1885

A beautifully presented 2 bedroom unfurnished first floor flat. Situated in Godstone Mount, conveniently located to Purley mainline station. The apartment has it's own front door and has been decorated neutrally throughout with storage cupboard in hallway housing the washing machine. Well presented and spacious bathroom with airing cupboard. There are 2 good size bedrooms and reception room. Modern fitted kitchen with plenty of drawers and cupboard space with fridge/freezer, built in dishwasher and electric hob/oven. There is a convenient utility area off the kitchen with large window opening out to the communal garden. This is ideal for drying clothes and storage. Combi-boiler providing gas central heating.

Godstone Mount is located on Downs Court Road within reach to Purley train station. This has quick links into London Bridge & London Victoria as well as East Croydon & Clapham Junction. There are plenty of bus routes into Croydon, South Croydon, Coulsdon and surrounding areas. Accessible to the M25 & M23. Purley town centre has an array of amenities such as: supermarkets, restaurants, pubs and local shops. There are a choice of schools, nurseries and colleges to the Purley area.

Croydon Council Tax Band - C. EPC Rating - . Deposit £1780.00.



The Agents 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. The fixtures, Fittings & 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 these Sales Particulars 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. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885