

FOLKLANDS

BANSTEAD ROAD, PURLEY

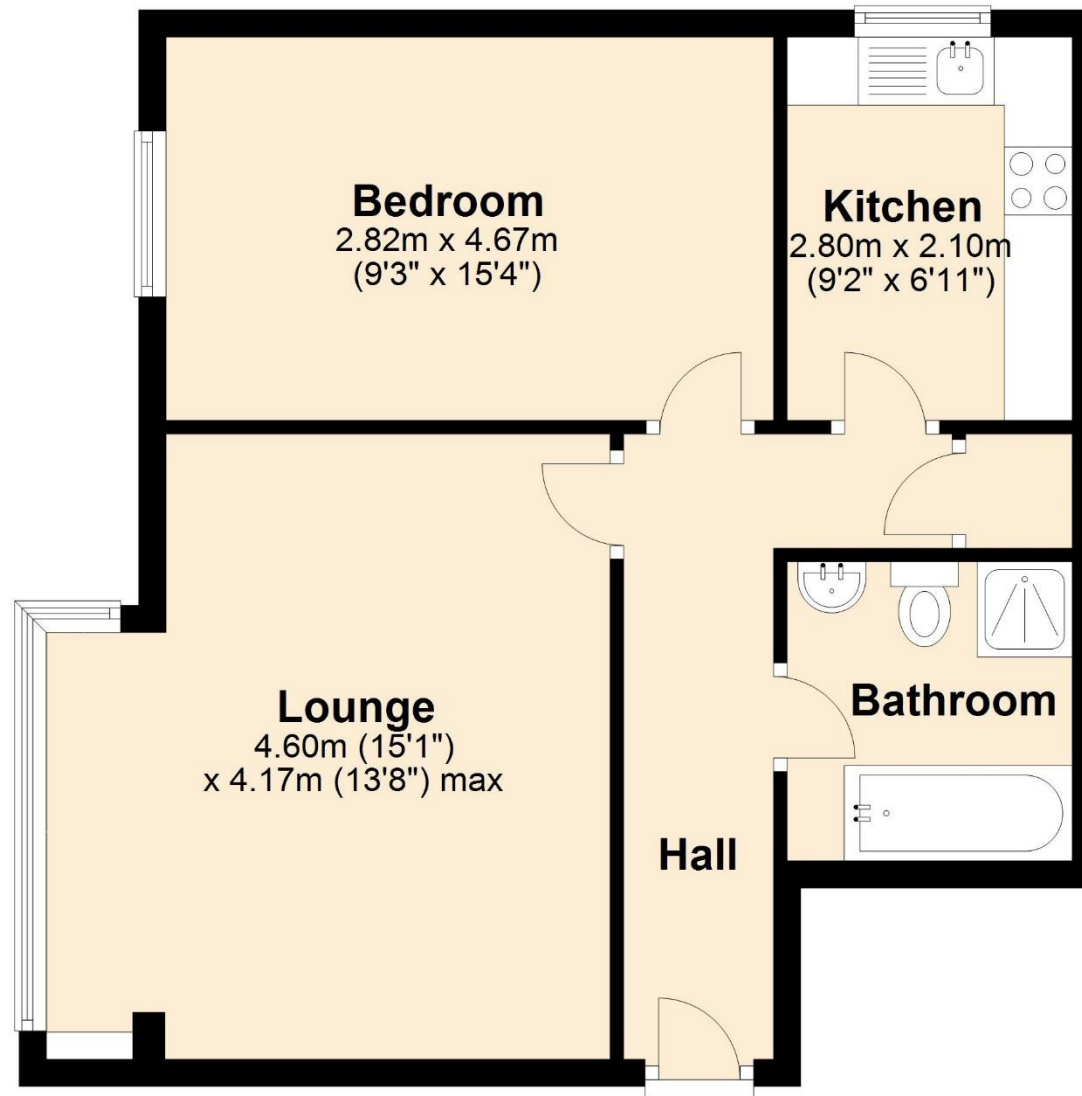
MONTHLY RENTAL OF £1,325





Ground Floor

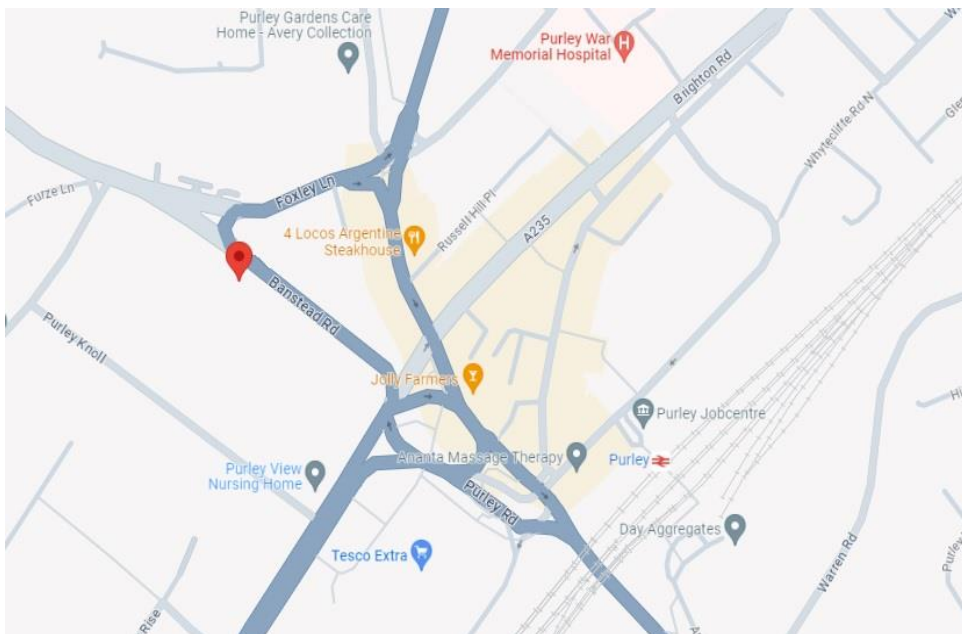
Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 49.3 sq. metres (530.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ LARGE ONE DOUBLE BEDROOM FLAT
- ❖ MOMENTS FROM PURLEY TOWN CENTRE
- ❖ 0.3 MILES FROM PURLEY TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FOUR PIECE BATHROOM SUITE
- ❖ SPACIOUS SEPARATE KITCHEN
- ❖ FULLY DOUBLE GLAZED
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A spacious one double bedroom ground floor apartments situated within this popular location, conveniently located only 0.3 miles from Purley train station and moments from numerous local bus routes.

This bright and airy apartment is well decorated throughout, it is fully double glazed, and forms part of a well-maintained development. Externally, residents have access to a communal garden with communal washing lines.

The accommodation comprises one large double bedroom, a spacious lounge/ dining room, a well-appointed separate kitchen, and a four-piece bathroom suite with free-standing shower cubicle.

Furthermore, this property sits moments away from the plethora of shops, cafes and restaurants in Purley town centre and close by to several local parks and the wide expanses of Riddlesdown common. We feel that this property would make an ideal home for a professional couple.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		