



Hillcrest Road, Purley CR8 2JF

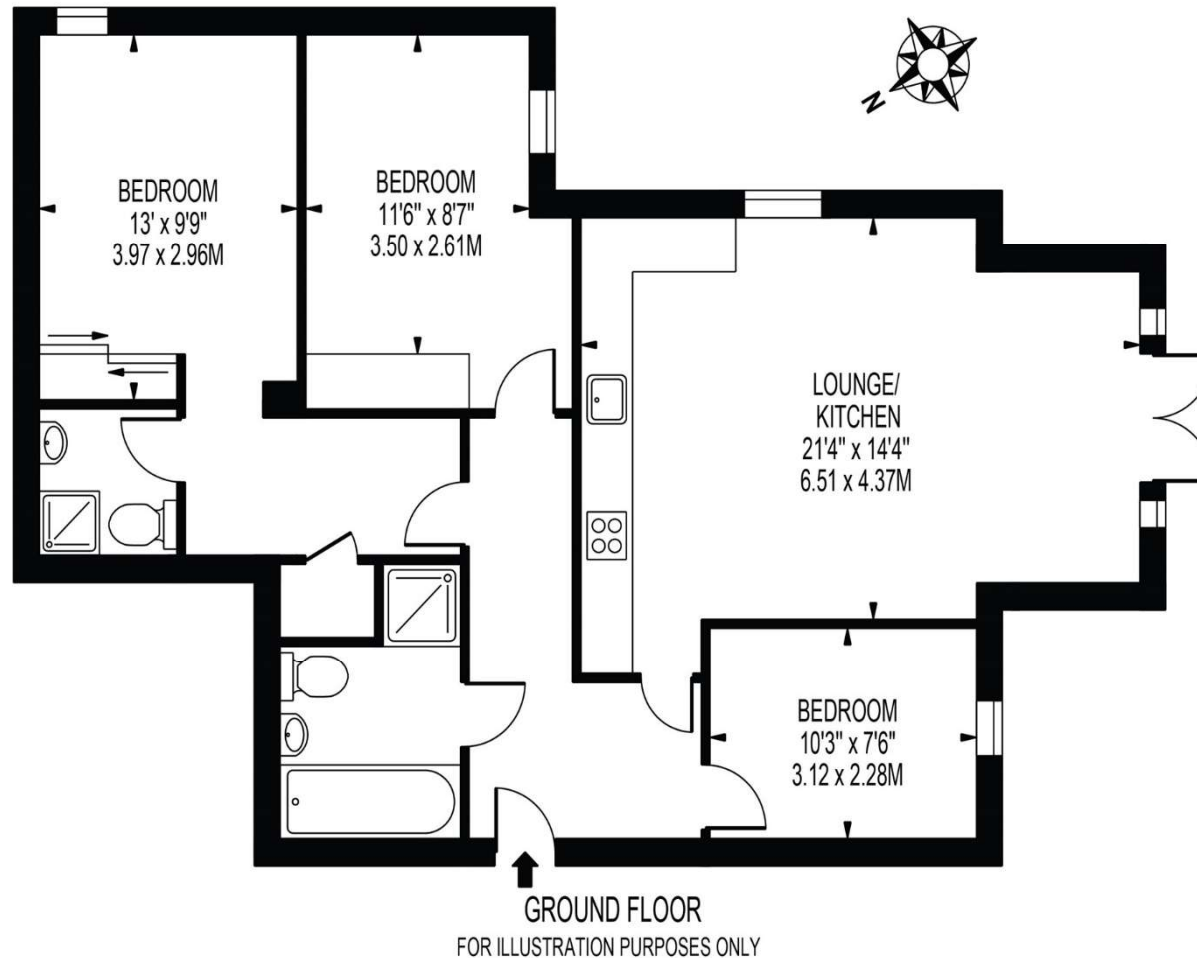
welcome to
Hillcrest Road, Purley

Built in 2021, a high spec modern apartment with a private patio and off-street parking.



HILLCREST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 897 SQ FT - 83.30 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This beautifully presented ground floor apartment, built in 2021, offers contemporary living in a highly desirable location. The property features three generously sized double bedrooms, including a principal bedroom with a sleek en-suite shower room. A modern family bathroom serves the remaining two bedrooms. The heart of the home is an impressive open-plan kitchen and lounge area, designed for both relaxation and entertaining. Large windows allow plenty of natural light to fill the space, and French doors open directly onto a private patio-perfect for al fresco dining or a morning coffee.

Further benefits include off-street parking complete with an EV charging point, offering convenience and sustainability for modern lifestyles. The property also benefits from; the management company being owned by the residents ensuring low service charge and a share of freehold.

Situated on Hillcrest Road, the apartment enjoys a peaceful residential setting while being just moments from the amenities of Purley town centre. Excellent transport links are close by, with Purley Station offering direct services to London Bridge and Victoria, making this an ideal location for commuters. The area also boasts a range of reputable schools, green spaces, and easy access to the M23/M25 road network, combining suburban tranquillity with excellent connectivity.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hillcrest Road, Purley

- Guide Price £450,000 - £475,000
- Ground Floor Apartment
- Three Double Bedrooms
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Lounge

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107591



Property Ref:
SAN107591 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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