



1 Bedroom | 1 Bathroom | 1 Reception Room

Verdun Heights | Foxley Lane | Purley | CR8 3ER

**Guide price £300,000**

**LOFT**

Verdun Heights | Foxley Lane |  
Purley | CR8 3ER  
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- Modern second floor apartment, newly constructed in 2019
- Private balcony overlooking pretty communal gardens
- Immaculately presented throughout with large entrance hall offering plenty of storage
- Larger than average spanning just shy of 600 sq. ft. with underfloor heating
- Contemporary open-plan kitchen/reception room, flooded with natural light
- Luxurious fully-tiled bathroom
- Underground allocated parking, offering extra security
- Lift serviced block and three years NHBC warranty remaining
- A well regarded block, ideally located minutes walk from Purley town centre and train station

**Second Floor**

**Hallway**

**Open Plan**

**Kitchen/Reception Room**

**Room**

25'1 x 12'9 (7.65m x 3.89m)

**Bedroom**

14'5 x 9'7 (4.39m x 2.92m)

**Bathroom**

**Outside**

**Balcony**

11'6 x 8'3 (3.51m x 2.51m)

**Underground Allocated**

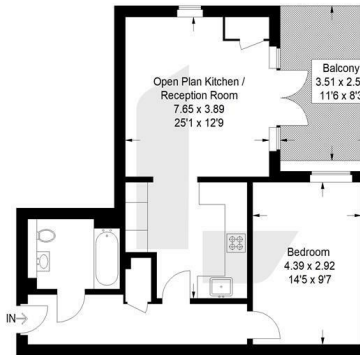
**Parking Space**

**Communal Gardens**



**Verdun Heights, CR8**

Approximate Gross Internal Area  
55.2 sq m / 594 sq ft



Second 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. (D1311621)



EPC Rating: B

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk

