



Verdun Heights Foxley Lane, Purley CR8 3ER

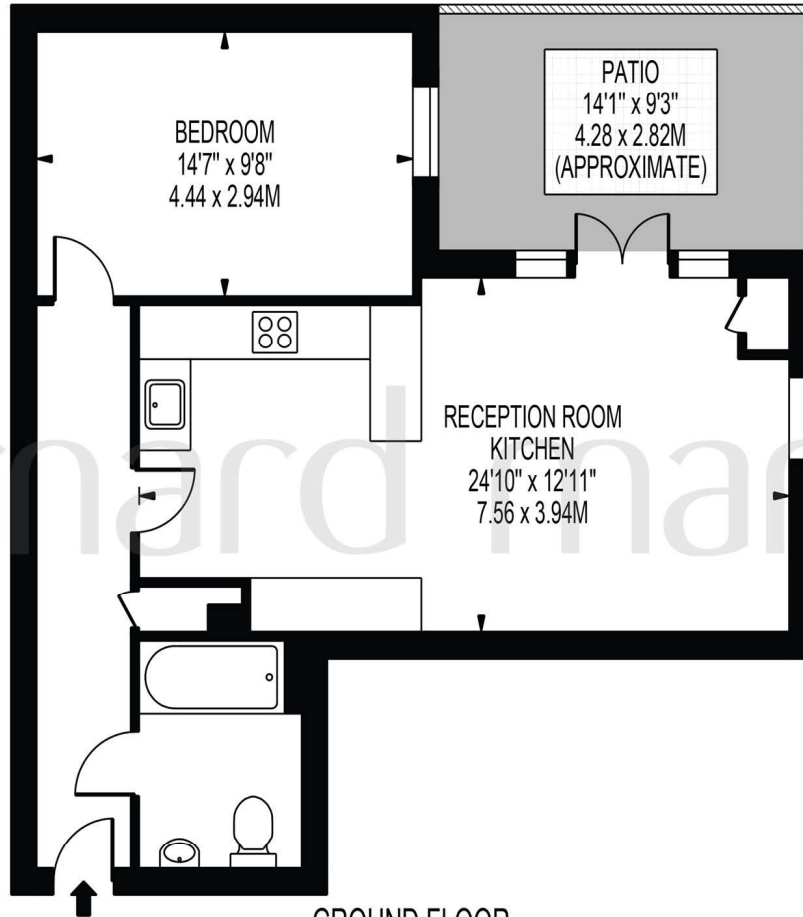
welcome to
Verdun Heights Foxley Lane, Purley

Modern ground floor apartment with private patio.



VERDUN HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 584 SQ FT - 54.26 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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 modern ground floor apartment offers a well-designed one-bedroom layout, perfect for comfortable and contemporary living. The property features a bright open plan kitchen and living space, creating a sociable and functional area ideal for both relaxing and entertaining. The generous bathroom is finished to a high standard, providing a sense of space and practicality. To the rear, a private patio offers an excellent outdoor retreat, while the added benefit of an allocated parking space ensures convenience for residents. Situated on Foxley Lane, the property enjoys a desirable location within Purley, a well-regarded residential area known for its blend of suburban calm and strong transport connections. The apartment is within easy reach of Purley railway station, providing direct services into London, making it ideal for commuters. The area also benefits from a range of local shops, cafés, and amenities, as well as access to green open spaces such as Riddlesdown Common, perfect for outdoor activities and relaxation. Excellent road links, including the nearby A23, further enhance connectivity to surrounding areas and beyond.

welcome to

Verdun Heights Foxley Lane, Purley

- Modern Ground Floor Apartment
- Generous Bedroom
- Open Plan Kitchen/Living Space
- Sleek Bathroom
- Private Patio

Tenure: Leasehold EPC Rating: C

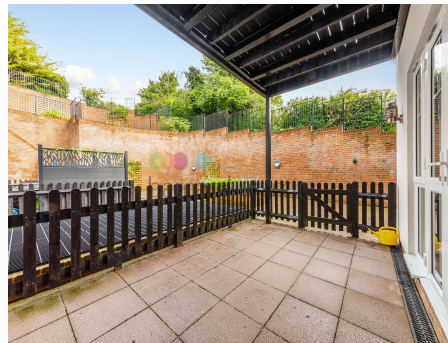
Council Tax Band: C Service Charge: 1380.00

Ground Rent: 349.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108045](https://www.barnardmarcus.co.uk/Property/SAN108045)



Property Ref:
SAN108045 - 0003

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