



2 Bedrooms | 1 Bathroom | 2 Reception Rooms  
Lansdowne Court | Brighton Road | Purley | CR8 2BE  
**Guide price £285,000**

LOFT



# Lansdowne Court | Brighton Road | Purley | CR8 2BE

- Two double bedroom ground floor apartment with direct access to communal gardens
- Spacious reception room and separate dining area
- Great size kitchen with space for all appliances
- Ideally located block, stone's throw from Purley station and town centre
- Good-size bathroom with separate toilet
- Ideal first time buy, down-size or investment
- Residents parking and within walking distance of Purley train station and town centre

## GROUND FLOOR

### Hallway

### Reception room

17'0 x 10'10 (5.18m x 3.30m)

### Kitchen

10'3 x 8'6 (3.12m x 2.59m)

### Dining Room

10'3 x 8'0 (3.12m x 2.44m)

### Bedroom 1

13'6 x 10'11 (4.11m x 3.33m)

### Bedroom 2

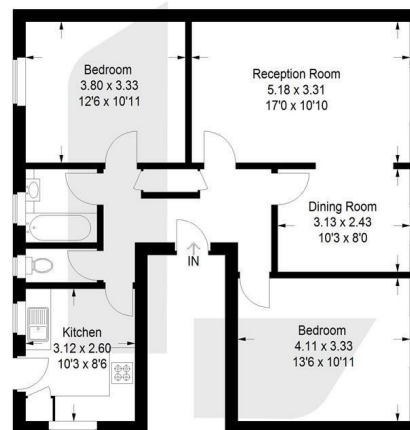
12'6 x 10'11 (3.81m x 3.33m)

### Bathroom



#### Lansdowne Court, CR8

Approximate Gross Internal Area  
76.9 sq m / 828 sq ft



Ground 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. (ID1330427)



EPC Rating: C

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