



**Guide Price**  
**£300,000**

**Leasehold**

2x  2x  1x 

**Russell Hill, Purley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Chain free modern ground floor apartment
- Juliet balcony with stunning views
- Covered allocated parking space
- En-suite shower room and fitted wardrobes to bedroom 1
- Large storage cupboard in hallway
- Pretty communal grounds

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen Area: 14'3 x 12'10 (4.35m x 3.91m)

Lounge Area: 14'9 x 12'10 (4.50m x 3.91m)

Bedroom 1: 10'9 x 10'3 (3.28m x 3.13m)

#### En-Suite Shower Room

Bedroom 2: 9'9 x 8'9 (2.97m x 2.67m)

Bathroom: 6'11 x 5'6 (2.11m x 1.68m)

### OUTSIDE

Allocated Parking Space

Communal Gardens

**Ground Floor**  
Approx. 66.4 sq. metres (714.4 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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