



1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

55 Selcroft Road | Purley | CR8 1AJ

**Guide price £285,000**

LOFT

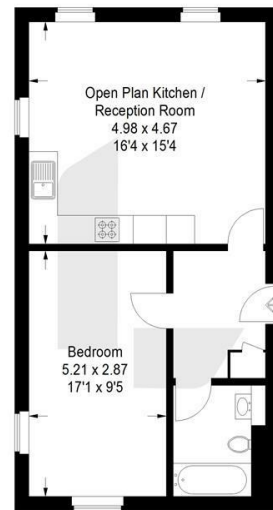
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- Immediate presentation of first floor apartment on a busy residential road that is conveniently situated only 0.5 miles from Purley Train station, with further transport links walking distance away. This block of 10 homes is newly built throughout the property with a remaining 7 years warranty in place for peace of mind. It is flooded with natural light and offers great living space throughout with a high quality finish. The modern open-plan kitchen/reception room boasts high quality hard flooring and integrated kitchen appliances. If you are in a hurry to get your home ready for you with the chain complete already!
- Large and light flowing layout throughout the property
- Built in appliances and high end finishing from top to bottom
- Local bus links and amenities nearby



**Selcroft Road, CR8**

Approximate Gross Internal Area  
 50.4 sq m / 543 sq ft



**First 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. (ID1230450)



**First Floor**

**Entrance**

**Kitchen / Reception Room**

16'4" x 15'4" (4.98m x 4.67m)

**Bedroom**

17'1" x 9'5" (5.21m x 2.87m)

**Bathroom**

**Outside**

**Communal Gardens**

- Excellent location in quiet residential area with ample of free street parking

EPC Rating: B

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