

1 Bedroom | 1 Bathroom | 1 Reception Room

4 Calum Court | 34 High Street | Purley | CR8 2FR

Guide price £240,000

LOFT

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- Immaculate first floor apartment, offerd to the market completely chain-free and priced to sell
- Ideally located on the High Street with Purley train station a stones throw away with links to London Bridge and London Victoria within 25 minutes
- 598 sq. ft. with separate utility cupboard and bedroom with floor-to-ceiling windows
- Open-plan kitchen and living which flows perfectly to the balcony with space for furniture
- Luxury block with lift servicing all floors and fob access
- High quality throughout including Bosch applicances, Quartz worktops and engineered oak wood flooring
- 7 years NHBC warranty remaining







Luxury apartment that would make the perfect purchase for first time buyers commuting to the City, downsizers that love convenience on their door step or a great investment. High quality and space throughout!











First Floor

Hallway

Utility

4'7 x 4'3 (1.40m x 1.30m)

Bathroom

Bedroom

15'4 x 10'7 (4.67m x 3.23m)

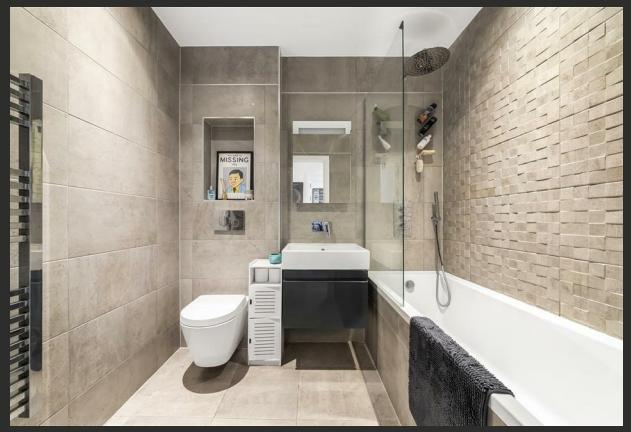
Kitchen/Reception Room

23'2 x 12'2 (7.06m x 3.71m)

Outside

Balcony

11'6 x 5'8 (3.51m x 1.73m)

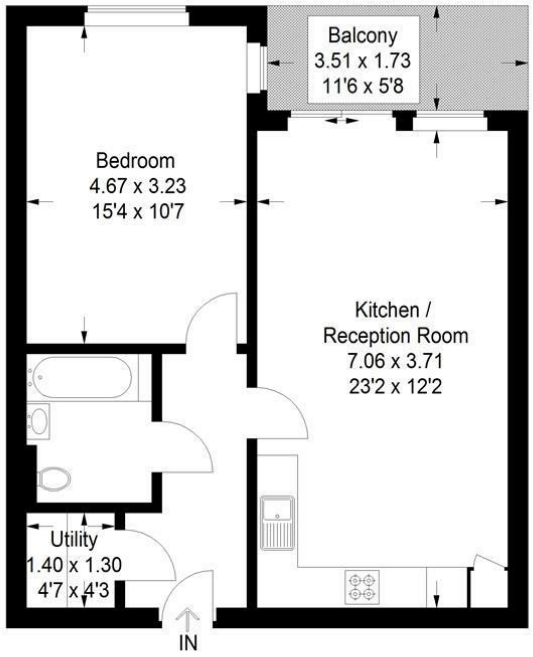






Calum Court, CR8

Approximate Gross Internal Area
55.6 sq m / 598 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. (ID111587:

EPC Rating: C

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