



1 Bedroom | 1 Bathroom | 1 Reception Room

Verdun Heights | Foxley Lane | Purley | CR8 3ER

Guide Price £298,000

LOFT

Verdun Heights | Foxley Lane | Purley | CR8 3ER Guide Price £298,000

- Modern second floor chain-free **SECOND FLOOR** apartment, newly constructed in 2019

Hallway

- £4k service charge & ground rent contribution*

Open Plan

- Private balcony overlooking pretty communal gardens

Kitchen/Reception Room

- Larger than average spanning just shy of 600 sq. ft. with underfloor heating

Room

25'1 x 12'9 (7.65m x 3.89m)

Bedroom

14'5 x 9'7 (4.39m x 2.92m)

Bathroom

OUTSIDE

Balcony

11'6 x 8'3 (3.51m x 2.51m)

Underground Allocated

Parking Space

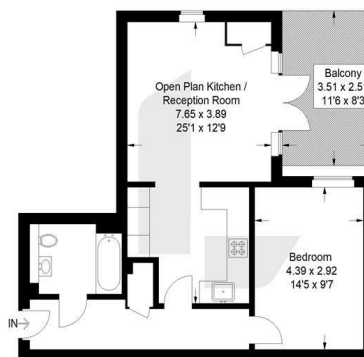
Communal Gardens

- Contemporary open-plan kitchen/reception room
- Immaculately presented throughout with large entrance hall offering plenty of storage
- Underground allocated parking, offering extra security
- Lift serviced block and three years NHBC warranty remaining
- A well regarded block, ideally located minutes walk from Purley town centre and train station



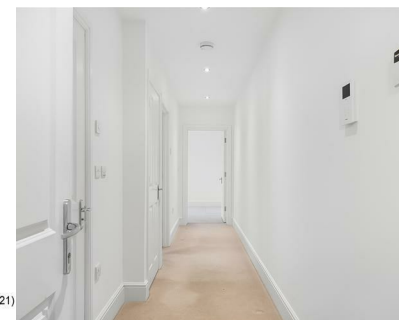
Verdun Heights, CR8

Approximate Gross Internal Area
55.2 sq m / 594 sq ft



Second 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. (ID1311621)



EPC Rating: B

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk

