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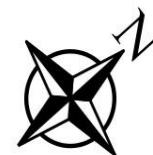
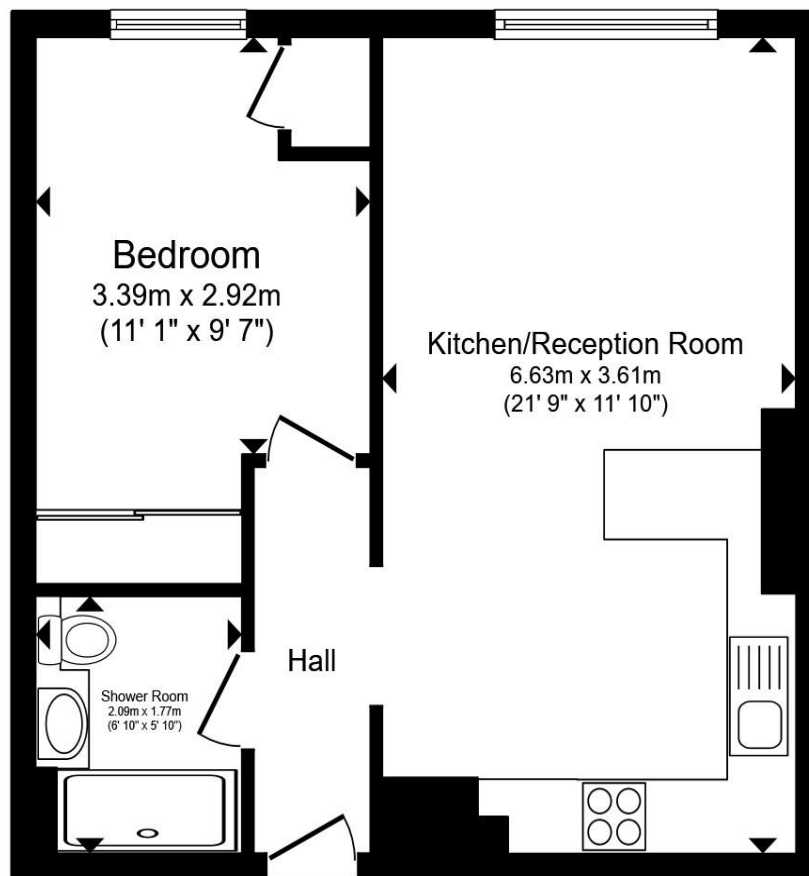
**Rosemont Court Montpelier Road, Purley CR8 2QG**



***Welcome to***  
**Rosemont Court Montpellier Road, Purley**

A one-bedroom ground floor purpose built flat located in a popular residential road. This lovely flat is modern and well-presented throughout and comprises of open plan lounge/kitchen, double bedroom, and bathroom, whilst externally there is off street parking available. The property is located nearby to local amenities, including a selection of shops on Brighton Road, whilst Purley High Street has a 24-hour Tesco, Sainsburys express, Costa and various other shops and restaurants. There are great transport links in the local area with several bus routes available along Brighton Road. There is also Purley Oaks and Sanderstead train stations within walking distance, providing fantastic links into Victoria, London Bridge, and surrounding areas, which makes this property ideal for commuters. For those who enjoy the outdoors, there are many green spaces including Lloyd Park, Croham Hurst and Selsdon Wood, along with various golf courses like Croham Hurst, Addington Palace and Farleigh.





## Ground Floor

Total floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Welcome to**

## **Rosemont Court Montpelier Road, Purley**

- One bedroom ground floor flat
- Off street parking available
- Open plan lounge/kitchen
- Modern kitchen and bathroom
- Nearby to Purley Oaks and Sanderstead train stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN108242](https://barnardmarcus.co.uk/Property/SAN108242)



Property Ref:  
SAN108242 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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