



**RAYNERS**  
TOWN & COUNTRY

**FLAT 4 BYLANDS COURT  
4 PLOUGH LANE, PURLEY, CR8 3QA**



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GUIDE PRICE £575,000

This super spacious executive apartment offers approximately 1,300 sq ft of beautifully proportioned accommodation, combining space, privacy and an ultra-convenient location. The property benefits from its own rear patio garden, providing rare and valuable outdoor space ideal for relaxing or entertaining. Internally, the apartment features two generous double bedrooms and two well-appointed bathrooms, complemented by a large reception room with double doors opening into a separate kitchen diner, creating an excellent layout for both everyday living and hosting guests. Further highlights include two underground parking spaces and the added advantage of a share of freehold. An impressive home of notable scale, perfectly suited to those seeking executive living without compromise.







**Tenure:** Share of freehold    **Local Authority:** Croydon Council    **Council Tax Band:** F    **EPC Rating:** B

**Lease length:** 125 years from 2005    **Maintenance charges:** Approx £2400 per year  
**Information to be verified through solicitors.**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

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