

Riddlesdown Road, Purley CR8 1DD

Welcome to

Riddlesdown Road, Purley

Set within a prestigious new build luxury development, this beautifully appointed first floor apartment offers the perfect combination of style, space and sophistication. The home features a generous open-plan living area, a premium kitchen with integrated appliances, two well-proportioned bedrooms,, plus a lavish family bathroom. The private terrace extends the living space outdoors, creating a peaceful setting for relaxing or entertaining.

Each apartment is finished to a high specification, designed with modern living in mind. All units benefit from private outdoor space - either a balcony, terrace, or garden; as well as allocated parking, making them ideal for both professionals and families.

The building itself is serviced by a lift, ensuring easy access to all floors, and every residence comes with a 999-year lease and a share of the freehold, offering both security and long-term value. Residents can take full advantage of the landscaped communal gardens and secluded Sensory Garden.

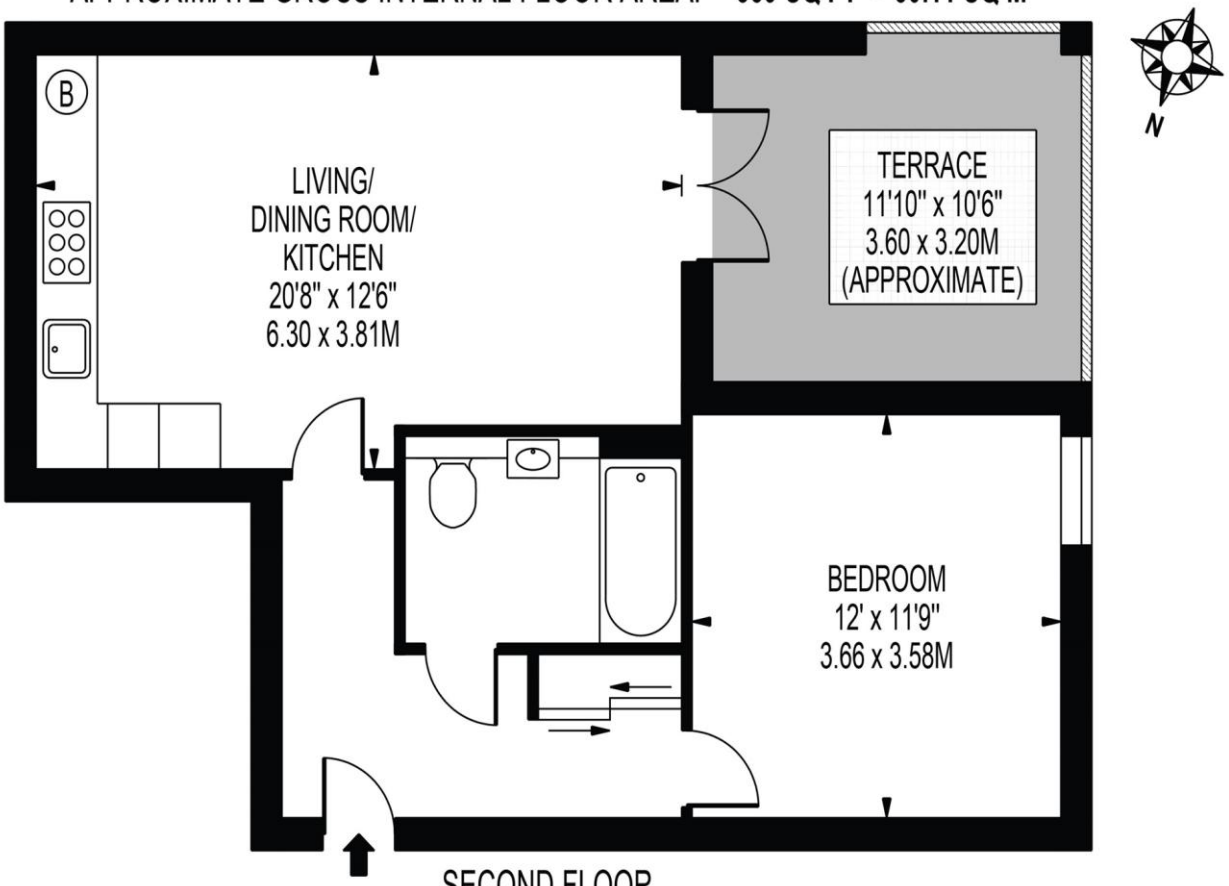






RIDDLESDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **539 SQ FT - 50.11 SQ M**



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Riddlesdown Road, Purley

- High Spec Modern Finish
- Private Balcony
- Allocated Parking
- Lift Serviced Building
- 999 Year Lease + Share of Freehold
- Two Spacious Bedrooms
- Premium Kitchen with Integrated Appliances

Over 40% Reserved

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SAN108323 - 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.

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