

FOLKLANDS

LANSDOWNE COURT, PURLEY
MONTHLY RENTAL OF £1,600







Lansdowne Court

Approximate Gross Internal Area

659 sq ft / 61.22 sq m

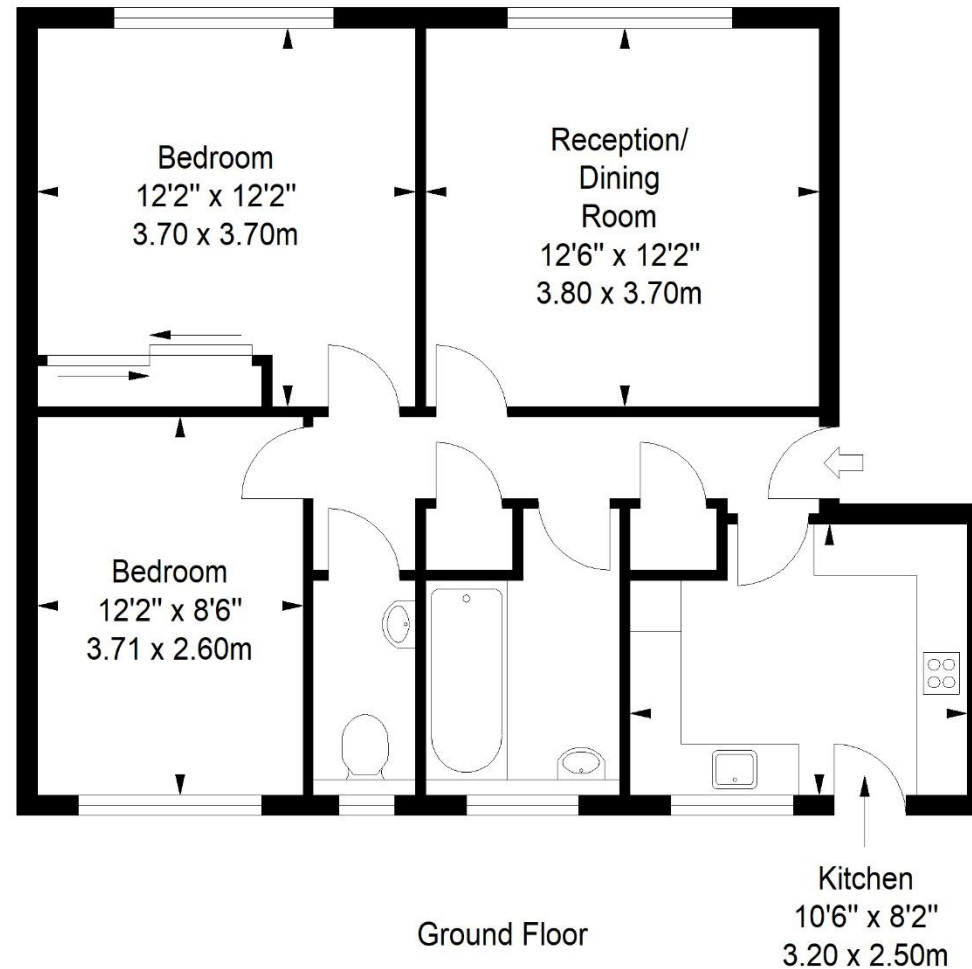


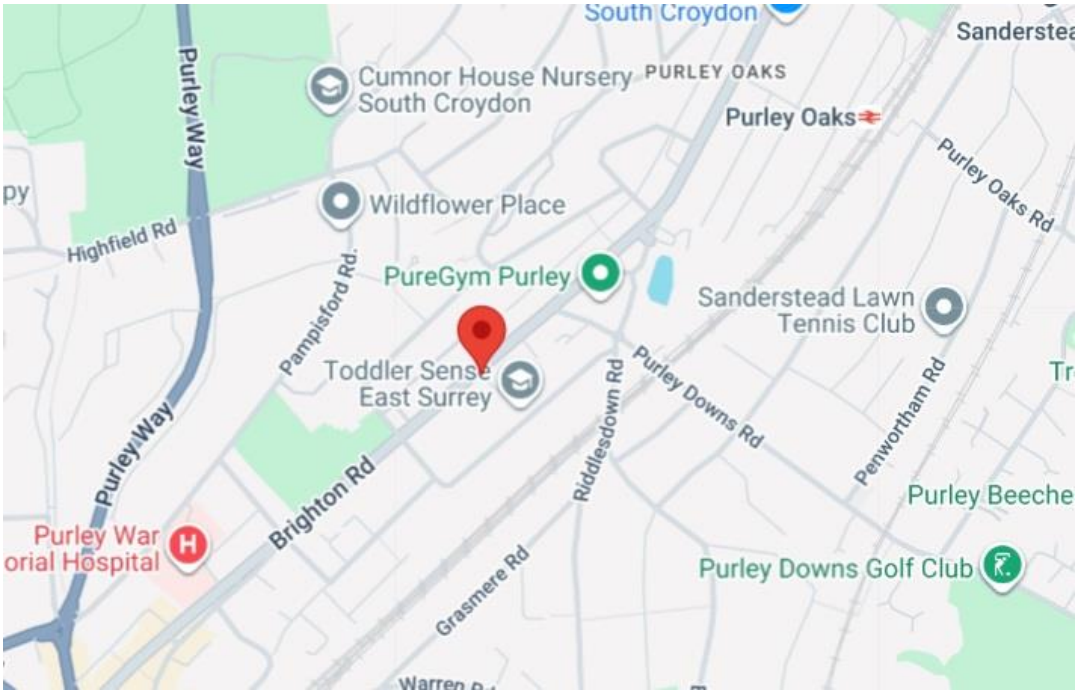
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ FURNISHED
- ❖ TWO BEDROOMS
- ❖ GROUND FLOOR APARTMENT
- ❖ CLOSE TO PURLEY TOWN CENTRE
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER C



**** Available Immediately **** **Furnished** **** A** smartly presented two-bedroom ground floor flat forming part of this charming 1930's Art Deco apartment block, conveniently located 0.4 miles from Purley train station & 0.5 miles from Purley Oaks train station.

This bright & airy property is fully double glazed, it has gas central heating, there is ample storage space; and there are well-maintained communal gardens across the whole development.

The accommodation comprises two bedrooms, ample hallway storage, a spacious lounge/dining room, a modern fitted kitchen with access onto the communal grounds, a modern bathroom suite with a shower over-bath and a separate WC.

Furthermore, this property sits moments away from the open green spaces of the Rotary fields, it is nearby the local gym and is moments away from the plethora of shops, bars & restaurants in Purley town centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		