



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Flat 2 Kyle Court

Woodcrest Road | Purley | CR8 4FF

£400,000

LOFT

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- Stunning ground floor apartment in quiet residential street
- High specification open plan designer kitchen with integrated appliances
- Allocated parking space with electric charging point
- Front garden patio area and rear enclosed balcony off the main bedroom
- Underfloor heating throughout, Vintage oak wood flooring
- Walking distance to Reedham, Purley & Coulsdon Town stations

GROUND FLOOR

Entrance Hall

Kitchen/Reception Room

20'8 x 13'9 (6.30m x 4.19m)

Bedroom 1

12'2 x 11'5 (3.71m x 3.48m)

En-Suite Shower Room

Bedroom 2

15'3 x 9'4 (4.65m x 2.84m)

Bathroom

OUTSIDE

Front Terrace

15'4 x 7'2 (4.67m x 2.18m)

Balcony

15 x 6'5 (4.57m x 1.96m)

Allocated Parking Space

Communal Garden



Kyle Court, CR8
Approximate Gross Internal Area
71.5 sq m / 764 sq ft



Ground 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. (D1334948)



EPC Rating: B

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