



Kyle Court Woodcrest Road, Purley CR8 4FF

Welcome to **Kyle Court Woodcrest Road, Purley**

Situated on the picturesque tree-lined residential street in the heart of Purley, this exceptional two-bedroom, two-bathroom penthouse apartment offers contemporary living with the added benefit of share of freehold.

Less than 10 years old and benefiting from five years remaining on the building warranty, the property has been thoughtfully designed to maximise both space and natural light. The impressive open-plan kitchen and reception room forms the heart of the home, featuring a large kitchen island, ample workspace, excellent storage, and a seamless flow into the living and dining areas. Multiple skylights flood the apartment with natural light, creating a bright and inviting atmosphere throughout. Both bedrooms are generously sized with the master bedroom benefitting from an en-suite bathroom. The apartment also benefits from ample storage, making it both stylish and highly practical for modern living.

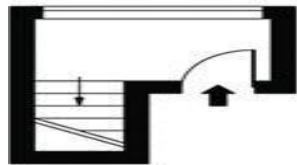
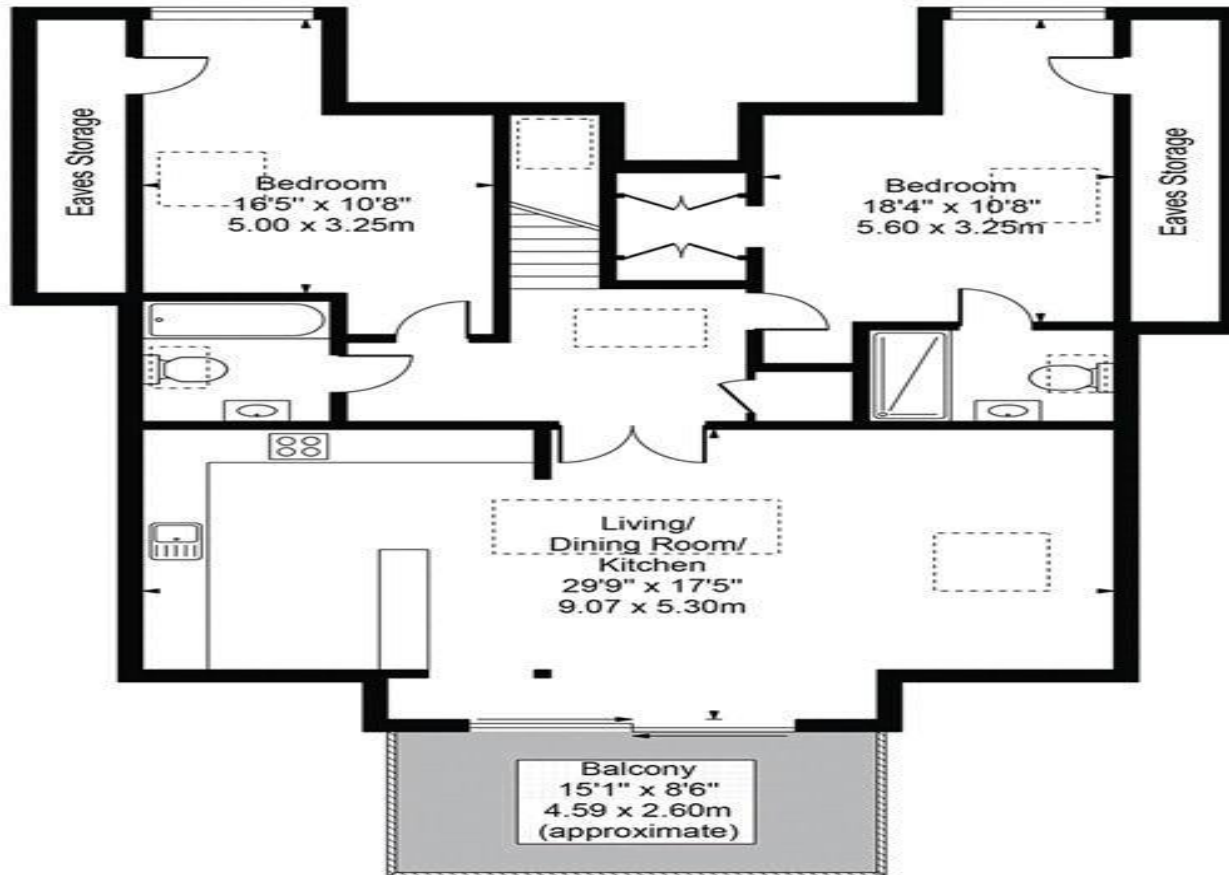
A particular highlight is the impressive private balcony, offering far-reaching green views, ideal for enjoying the peaceful surroundings. Residents also have access to a well-maintained communal garden. The property includes allocated parking space on a driveway and enjoys a prime position within walking distance of the highly desirable Webb Estate.



Kyle Court,
Woodcrest Road, CR8 4FF

Approx. Total Internal Area 1236 Sq Ft - 114.83 Sq M
(Including Eaves Storages)

Approx. Gross Internal Area 1122 Sq Ft - 104.24 Sq M
(Excluding Eaves Storages)



Second Floor
Entrance

Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Location

Agent Note:

Welcome to

Kyle Court Woodcrest Road, Purley

- Two Double Bedrooms/Two Bathrooms Penthouse Apartment
- Share of Freehold
- Spacious Open-Plan Kitchen and Reception Room
- Large Kitchen Island
- Multiple Skylights

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2160.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£490,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108149



Property Ref:
SAN108149 - 0004

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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