



## Sovereign House

Purley, CR8 2LJ

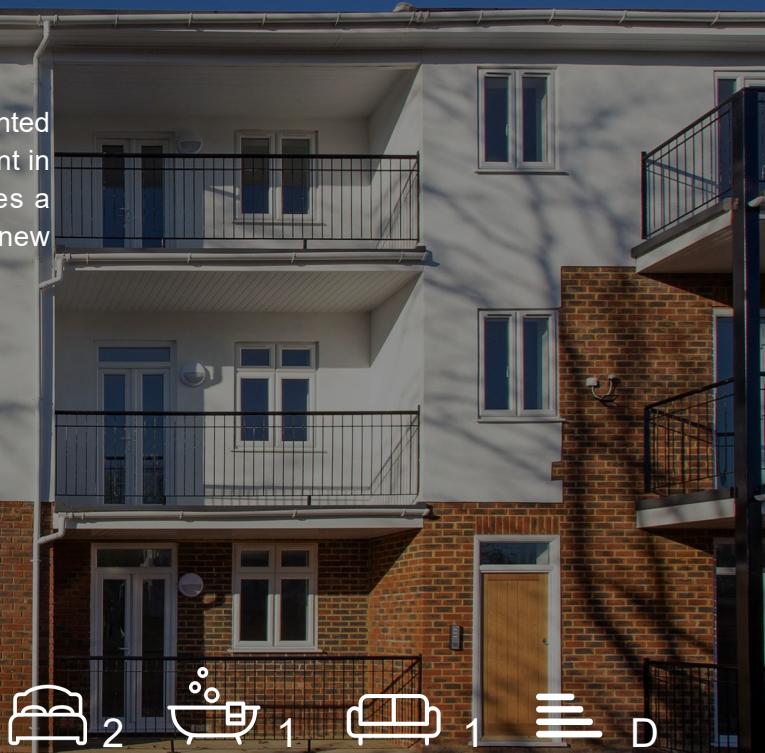
**£1,800 Per month**

BRAND NEW DEVELOPMENT. Birdhouse Surrey are delighted to introduce Sovereign House, a brand modern development in Purley. This two-bedroom, first-floor apartment features a spacious living area, close to the town centre and with all new bathrooms and kitchen.

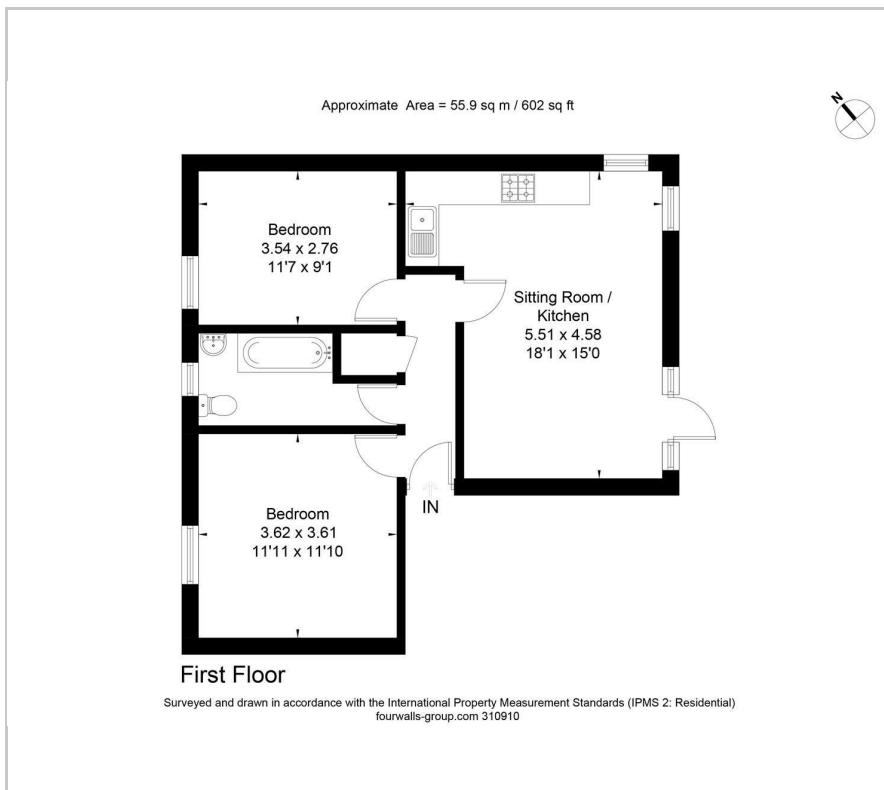
- \* Modern development
- \* Two bedrooms
- \* Balcony
- \* Spacious living area
- \* Close to Purley town centre
- \* Tax Band D

### Viewing

Please contact our Birdhouse Surrey Office on 02087737730 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

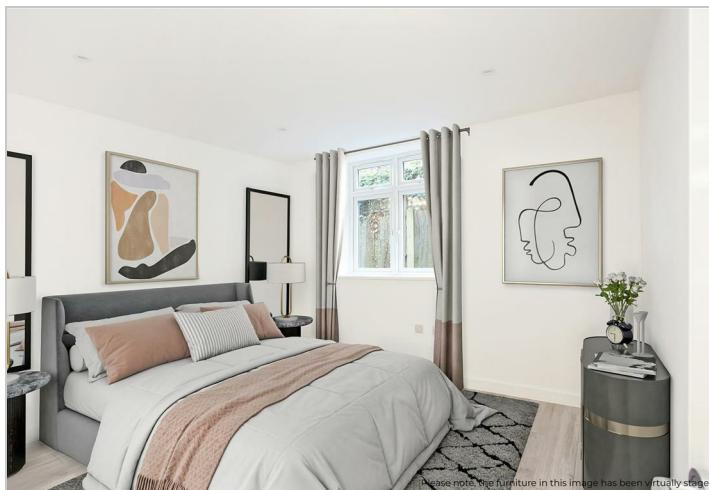


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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