

Approximate total area<sup>(1)</sup>  
 671.54 ft<sup>2</sup>  
 62.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973  
**Paul Meakin** £280,000 The Pines, Purley, CR8 2DZ  
 ESTATE AGENTS

Set within The Pines development in Purley, this beautifully maintained ground floor apartment offers bright, spacious accommodation in a convenient and sought-after location with no onward chain.

The property welcomes you with a generous entrance hall leading to a bright and well-proportioned kitchen/dining room, thoughtfully designed with modern appliances, ample storage and excellent worktop space. The spacious living room is flooded with natural light through large windows overlooking the attractive communal grounds and surrounding greenery.

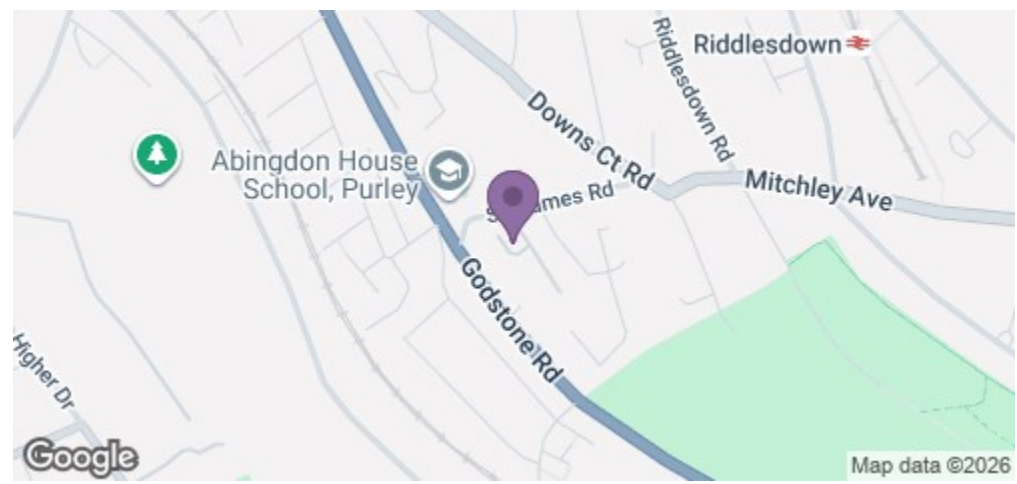
There are two well-proportioned bedrooms, both benefiting from fitted wardrobes and additional space for further storage. The contemporary family bathroom is stylishly appointed and well maintained. Further benefits include a private garage and Share of Freehold tenure.

Ideally positioned, the property is within easy walking distance of Purley Station, providing excellent transport links into Central London and beyond, while a variety of bus routes are also readily accessible. Purley town centre offers an excellent selection of shops, supermarkets, cafés and restaurants, with several nearby parks and green spaces providing opportunities for leisure and outdoor recreation. Council Tax band C. EPC rating C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Ground floor two bedroom apartment
- Refitted large kitchen breakfast room
- Walking distance to Purley station
- Quiet & secluded location
- Bright and airy throughout
- Garage
- 974 Years remaining on lease
- £2300 annual service charge

