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MARRIOTT VERNON  
ESTATE AGENTS



Flat 16 Lister Court 28 Godstone Road, Purley, CR8 2JY

Guide price £300,000



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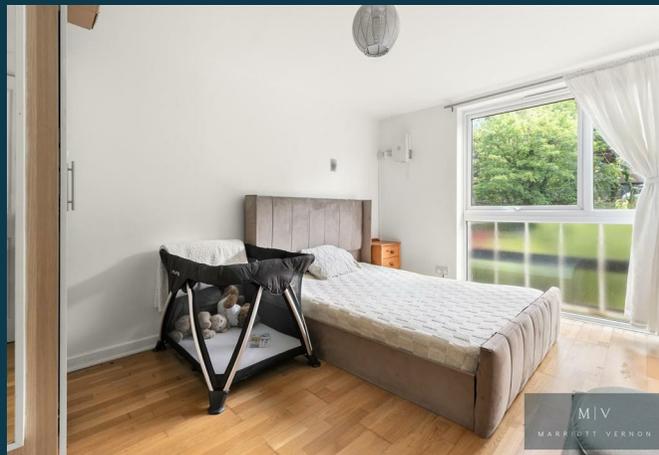
\*\*\*Guide Price £300,000-£310,000\*\*\*

Marriott Vernon present to the market this well presented two double bedroom first floor flat with private garage, communal gardens and share of the freehold, superbly located just a short walk from Purley station and an array of amenities. Features include inbuilt storage, gas central heating, double glazing and security entry phone system.

Accommodation comprises entrance hall with inbuilt cupboards, leading into the reception room with dual aspect windows overlooking the gardens and ample space for both relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob and electric oven below, and further space for appliances. There are two well sized double bedrooms with useful inbuilt storage, plus a family bathroom.

The property is enviably located within just a short walk of Purley station, as well as numerous regular bus routes providing connections into Central London and to the surrounding area. The centre of Purley itself is close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces.

Viewings are highly recommended.



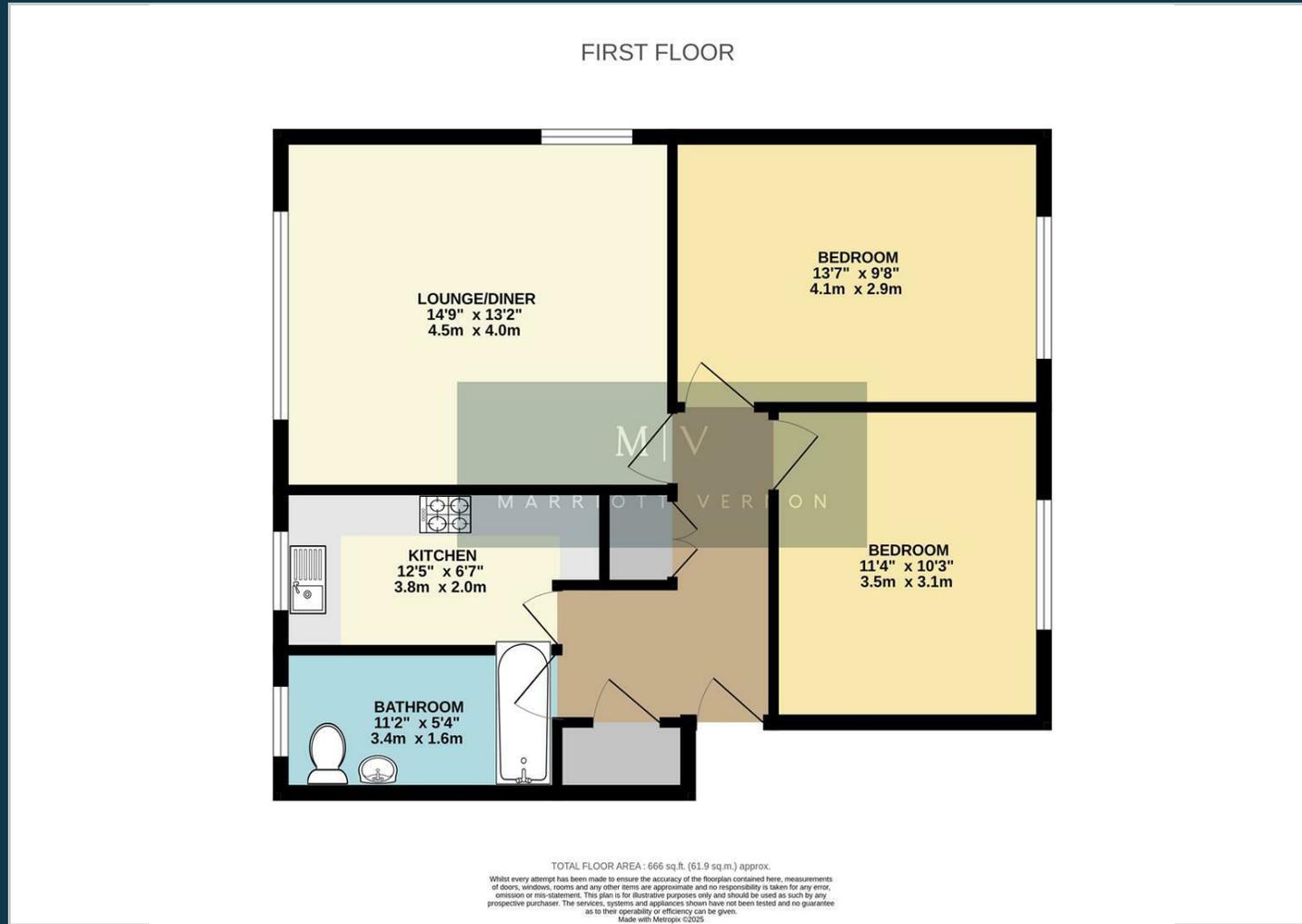




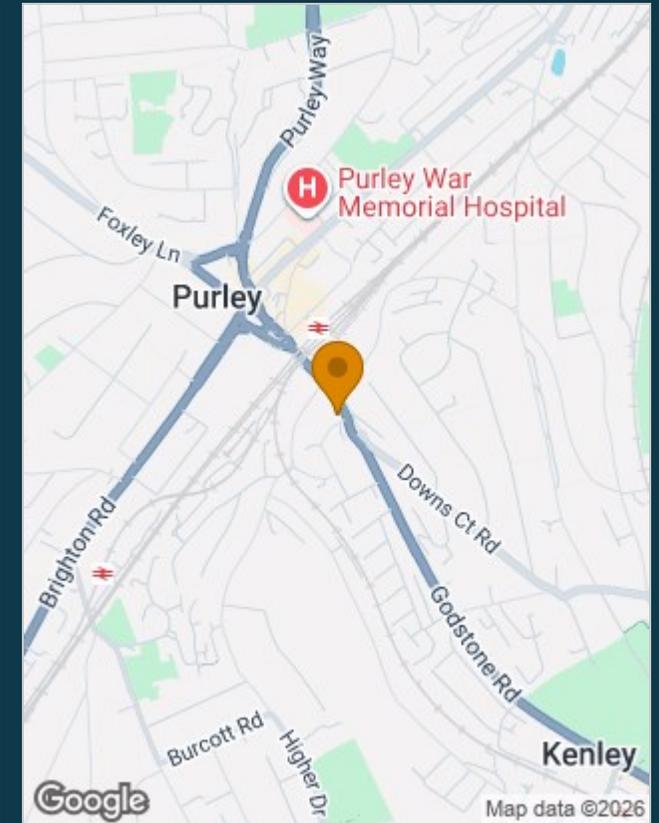
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## Floor Plans



## Location Map



## Viewing

Please contact our **Marriott Vernon Estate Agents Office** on **0208 657 7778** if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.