

1 Bedroom | 1 Bathroom | 1 Reception Room

Verdun Heights | Foxley Lane | Purley | CR8 3ER

Guide Price £298,000

LOFT

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- Modern second floor chain-free apartment, newly constructed in 2019
- £4k service charge & ground rent contribution*
- Private balcony overlooking pretty communal gardens
- Larger than average spanning just shy of 600 sq. ft. with underfloor heating
- Contemporary open-plan kitchen/reception room
- Immaculately presented throughout with large entrance hall offering plenty of storage
- Underground allocated parking, offering extra security
- Lift serviced block and three years NHBC warranty remaining
- A well regarded block, ideally located minutes walk from Purley town centre and train station

SECOND FLOOR

Hallway

Open Plan Kitchen/Reception Room

25'1 x 12'9 (7.65m x 3.89m)

Bedroom

14'5 x 9'7 (4.39m x 2.92m)

Bathroom

OUTSIDE

Balcony

11'6 x 8'3 (3.51m x 2.51m)

Underground Allocated Parking Space

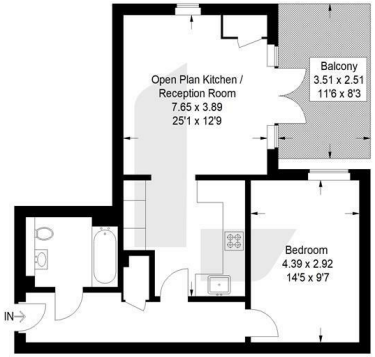
Communal Gardens





Verdun Heights, CR8

Approximate Gross Internal Area
55.2 sq m / 594 sq ft



Second 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. (ID1311621)









EPC Rating: B

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