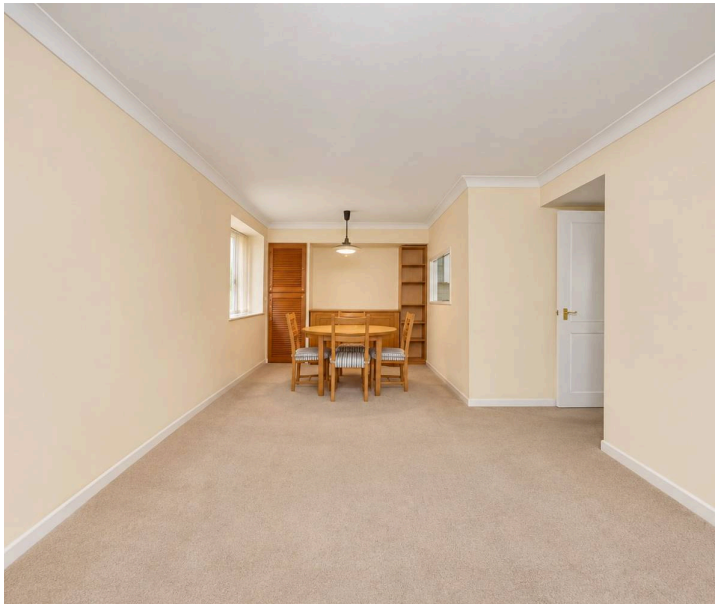


French Apts Lansdowne Road, Purley

Guide Price **£280,000**







French Apartments Lansdowne Road, Purley

Bright two-bedroom apartment in a gated CR8 development, with concierge, covered parking, gym and gardens. Share of freehold, no ground rent and excellent transport links.
Council Tax band: TBD

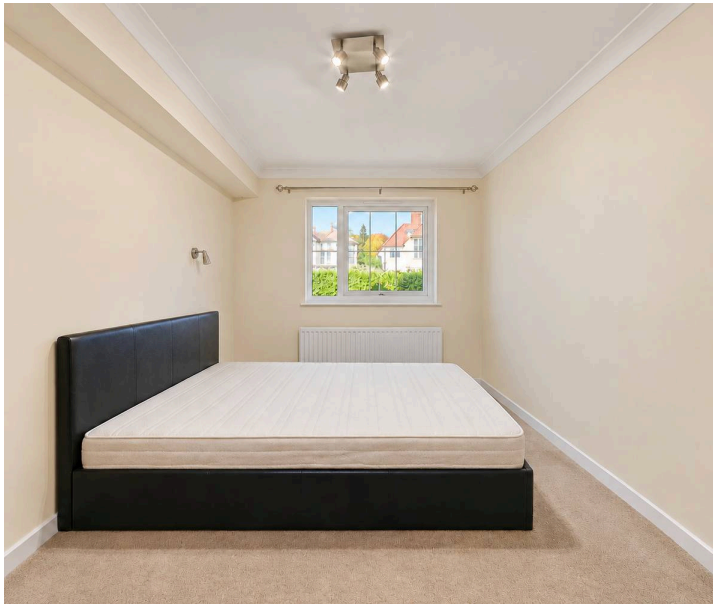
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Prestigious gated development with concierge service
- Covered private allocated parking space
- Service charge £1636 per year and No ground rent
- Residents' gymnasium, pavilion and function rooms
- Excellent Purley (CR8) location close to shops, schools and transport links
- Recently installed boiler with manufacturer guarantee until 2029, plus a range of modern, recently updated appliances
- Close to Purley and Reedham railway stations
- Excellent road links to Croydon, the M25 and surrounding areas







Bedroom One
12' 4" x 8' 8" (3.76m x 2.64m)

Ensuite
5' 11" x 5' 5" (1.80m x 1.65m)

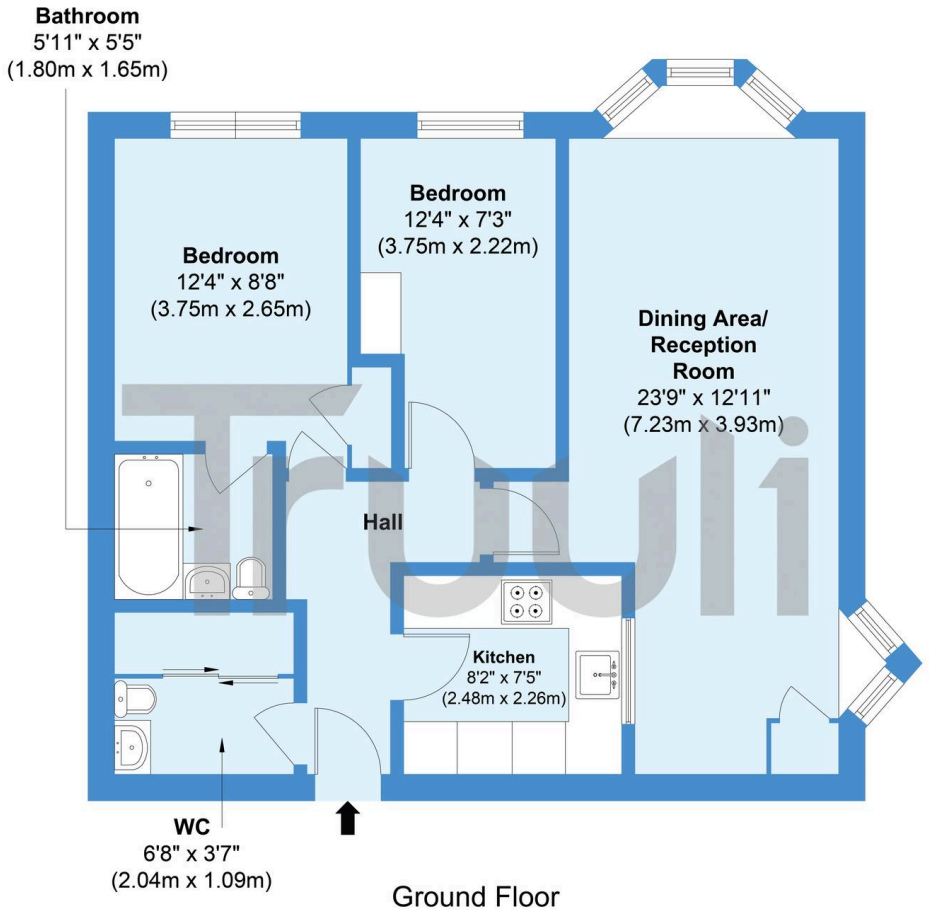
Bedroom Two
12' 4" x 7' 3" (3.76m x 2.21m)

Dinning / Reception
23' 9" x 12' 11" (7.24m x 3.94m)

WC
6' 8" x 3' 7" (2.03m x 1.09m)

Kitchen
8' 2" x 7' 5" (2.49m x 2.26m)

Lansdowne Road, CR8



Ground Floor
Approximate Floor Area
655 sq. ft
(60.83 sq. m)

Approximate Gross Internal Area = 60.83 sq m / 655 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



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