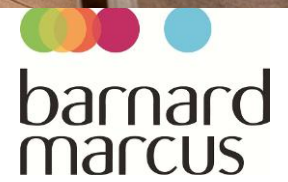




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Plough Lane, Purley CR8 3QA



welcome to

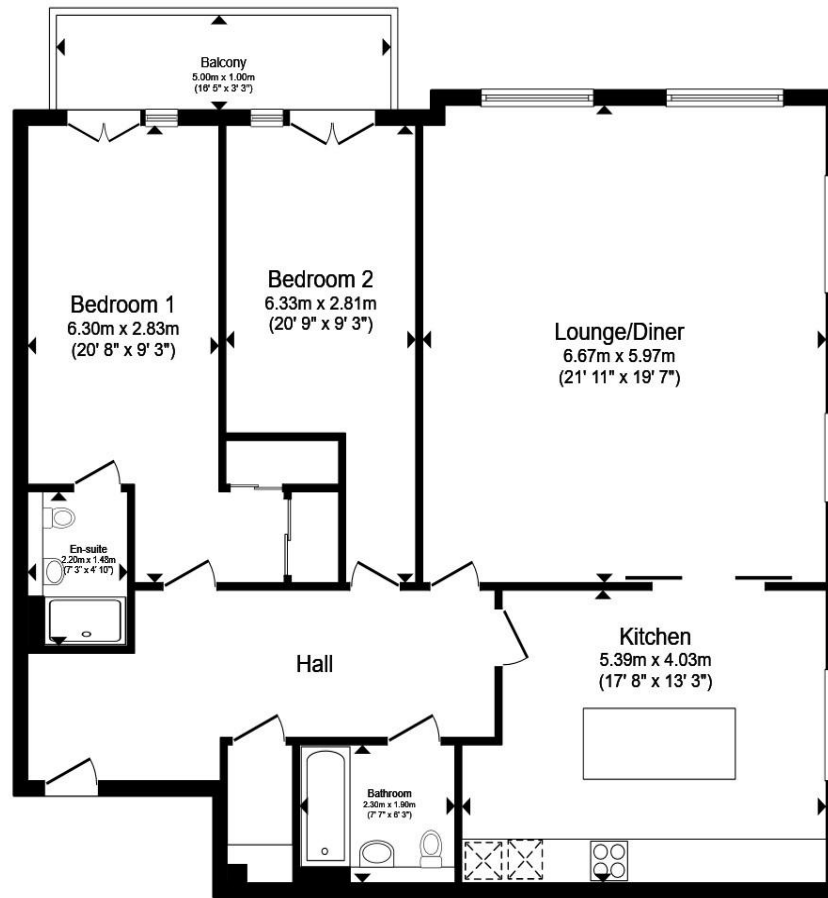
Plough Lane, Purley

Impressive high-spec, chain-free first-floor apartment extending to over 1,300 sq. ft., featuring two double bedrooms, south-facing balcony and allocated parking, all set within a modern 2021 development.

This impressive first-floor apartment forms part of a modern development completed in 2021 and offers beautifully presented, high-specification accommodation extending to over 1,300 sq. ft. The layout is both generous and practical, featuring two well-proportioned double bedrooms with built-in wardrobes, including a principal bedroom with a sleek en-suite shower room, complemented by a second contemporary bathroom. The spacious lounge/diner provides an excellent setting for both everyday living and entertaining, while the separate kitchen is a real highlight, finished to a high standard with an island unit and pocket doors that allow the space to be opened up or closed off as desired. Further benefits include a south-facing balcony that enjoys excellent natural light, an allocated parking space, and a gym within the building for residents' use, alongside the peace of mind that comes with a recently built, energy-efficient home.



Plough Lane, CR8 3QA is a well-regarded and convenient location, popular for its balance of residential calm and accessibility. The area is well served by a range of local shops, cafés and amenities, with more extensive facilities available in nearby Purley and Coulsdon. Excellent transport links are close at hand, offering regular rail services into central London and the South coast plus straightforward access to major road networks, making the property ideal for commuters. The surrounding area also benefits from a selection of green spaces and countryside walks, providing a welcome contrast to city life. Overall, this location combines modern living, strong connectivity and an appealing suburban environment, making it a highly desirable place to call home.



First Floor



Total floor area 127.6 m² (1,373 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Plough Lane, Purley

- First-floor high-specification apartment
- Two well-proportioned double bedrooms
- Two bathrooms, including an en-suite to the principal bedroom
- Generous lounge/diner, ideal for entertaining
- Separate contemporary kitchen with island unit
- South-facing balcony
- Allocated parking space
- Built in 2021 with residents' gym within the building

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£545,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN107964](https://www.barnardmarcus.co.uk/Property/SAN107964)



Property Ref:
SAN107964 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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