



The French Apartments,  
Purley, CR8 2PJ - Price £315,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS



Viewing is strongly recommended of this TWO-BEDROOM FIRST FLOOR APARTMENT situated within the established, exclusive gated French Apartments development close to Purley Town Centre benefitting from a wealth of features including concierge service, allocated parking, well-equipped gym and well-maintained communal gardens with a small stream. Gates to the development are electronically operated and the whole area is protected by a recently updated security system. The property briefly comprises good-sized entrance hall with storage, two double bedrooms with built-in storage, spacious lounge, well-fitted kitchen with integrated appliances and bathroom. The property is being sold with the benefit of NO ONWARD CHAIN.

- Exclusive Gated Private Development
- Central Purley Location
- Two Double Bedroom Apartment
- Well-established Communal Gardens
- Excellent Gym Facilities
- Allocated Parking
- Concierge & Entry Phone System
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Lounge
- No Onward Chain





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





# The French Apartments, Purley, CR8

Total Approximate Gross Internal Area = 62.9 sq m / 677 sq ft

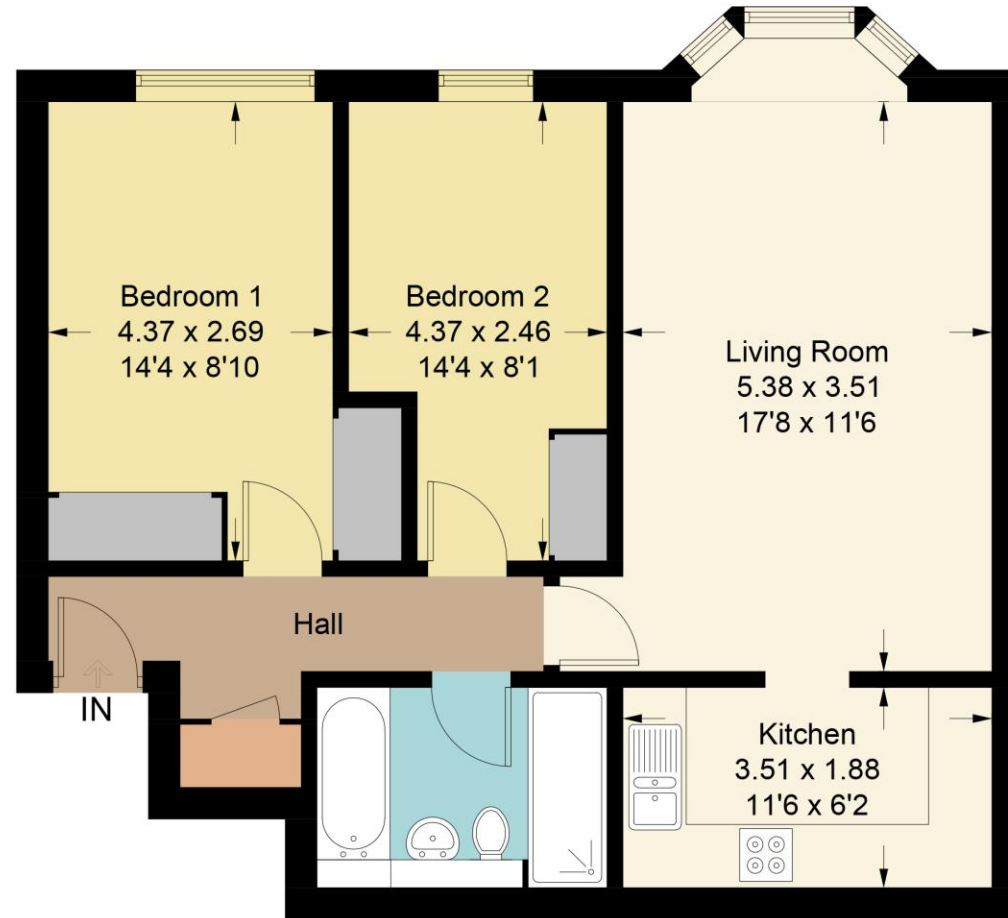


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID734980)



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		