



30 Old Lodge Lane,
Purley, CR8 4DF – Price £280,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to purchase this spacious, Purpose Built First Floor Apartment situated in a popular and level location offering Two Bedrooms, good size Reception Hall, Bathroom, Bright Living Room and Kitchen. Externally the property enjoys Communal Gardens and an Allocated Garage while boasting a Long Remaining Lease.

Situated in a popular level location being within a short distance of both Reedham and Purley train stations servicing Croydon, London and surrounding areas. In a tree lined residential road the property is in close proximity to Purley town centre with its array of shops, restaurants and bars along with Purley Leisure Centre boasting various activities across all age ranges and abilities. There are a number of green open spaces and recreational facilities within easy reach including a variety of golf clubs. Schools for children of all ages both in the private and state sector are also close-by. The A23 leading to the M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- First-Floor Apartment
- Two Bedrooms
- Bathroom
- Bright Reception Room
- Kitchen
- Communal Gardens
- Allocated Garage
- Long Remaining Lease
- Popular Location
- Viewing Recommended





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.



FLOORPLAN COMING SOON



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

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

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		