



10 Silvermere Court Foxley Hill Road,  
Purley, CR8 2HB – Price £340,000

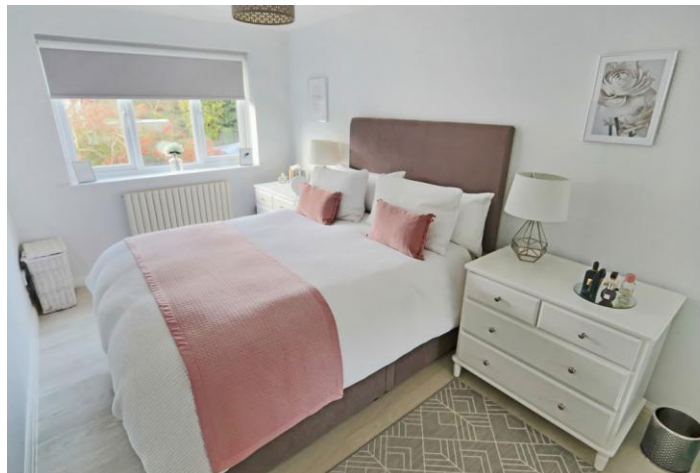
**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

This beautifully appointed luxury two double bedroom apartment is in a fantastic location for commuting with Purley main line railway station and town centre just a short walk away. This property is situated on the corner of the building, and benefits from having loft storage above. The property comprises of, entrance hall, two double bedrooms, bathroom and additional WC, good-sized living room, kitchen, and underground gated parking space. All the residence have recently purchased the freehold and have now installed new UPVC double glazed windows.

Good local amenities include Purley Pool, Supermarket, local shops, a cosmopolitan selection of dining houses, a library and with a choice of buses giving access to Croydon and the surrounding area. The M23/M25 are within a short driving distance away providing access to Gatwick, Heathrow and other motorway connections. NO ONWARD CHAIN.

- Beautifully Appointed Luxury 2 Bedroomed Apartment
- Large Lounge
- Refitted Kitchen with Built in Appliances
- Well appointed Shower Room
- Separate Cloakroom
- Gas Central Heating
- Recently Installed UPVC Double Glazed Windows
- Securely Gated Under Ground Parking Space
- Share of Freehold





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

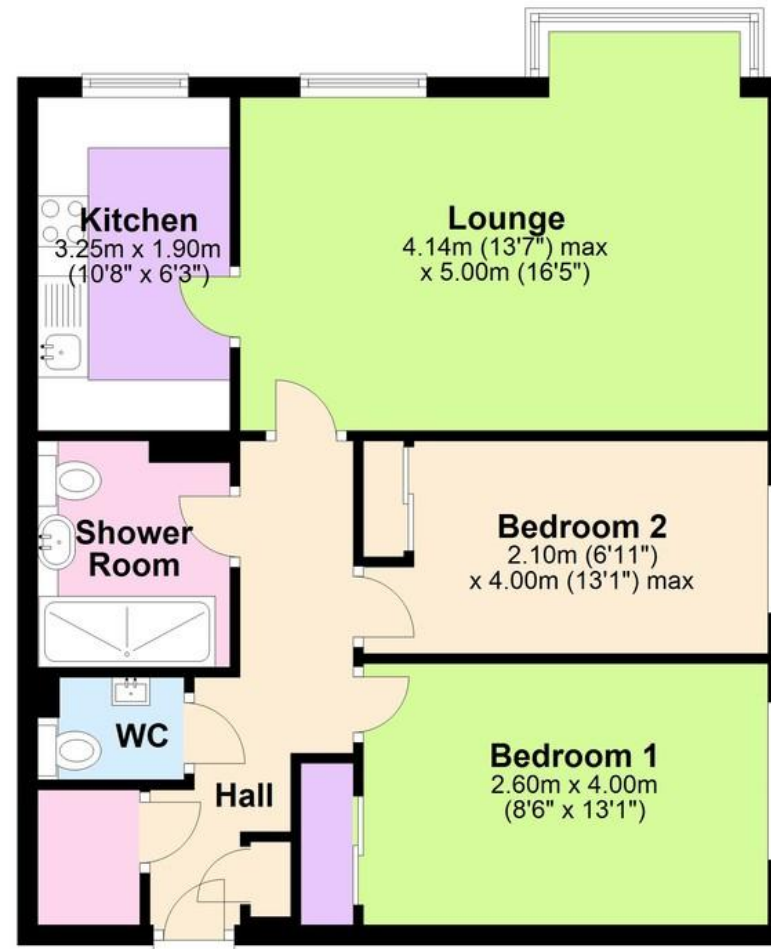
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the 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.



## First Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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