



Flat 28 The French Apartments Lansdowne Road,
Purley, CR8 2PH - Price £292,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A TOP FLOOR APARTMENT in this exclusive gated development featuring concierge, entry phone system and security coded gates, landscaped gardens and allocated parking space. The accommodation includes an ample lounge, recently updated kitchen with modern fixtures, two double bedrooms with built-in storage, bathroom and generous loft space for excellent further storage. Outside you will find communal gardens by a small stream. Property parking area is to the back of the gardens where there are also indoor reservable communal spaces & a gymnasium. VIEWING HIGHLY RECOMMENDED. This property boasts a superb location being within close proximity to Purley's main town centre and mainline railway station providing fast and frequent services to Croydon, London and surrounding areas with the additional Thameslink route servicing St Pancras International. Purley town centre has an array of shops, restaurants, and bars along with Purley Leisure Centre with various activities across all age ranges and abilities. The area is served by a number of good schools both in the state and private sectors. Both the M23 and M25 Motorways are within a few miles giving quick access to Gatwick and Heathrow Airports. The property is also within easy reach of many fine open spaces and recreational facilities. NO CHAIN

- Two Bedroom Apartment
- Lounge/Dining Room
- Kitchen
- Bathroom
- Loft Space
- Concierge & Entry Phone System
- Security Gates
- Communal Gardens
- Allocated Parking
- Double Glazed Units
- No Chain



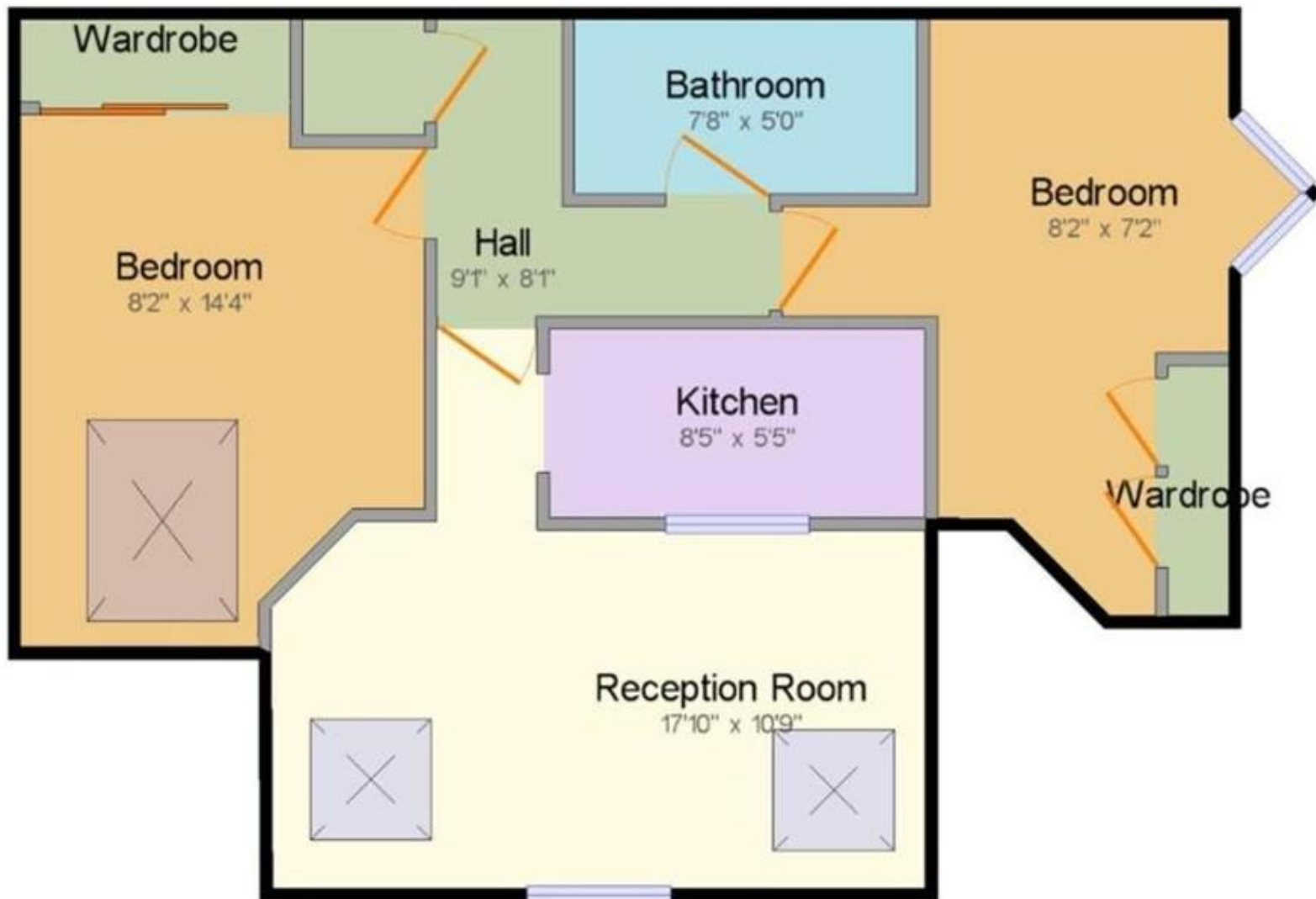


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





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

