

FOLKLANDS



GROVELANDS ROAD, PURLEY

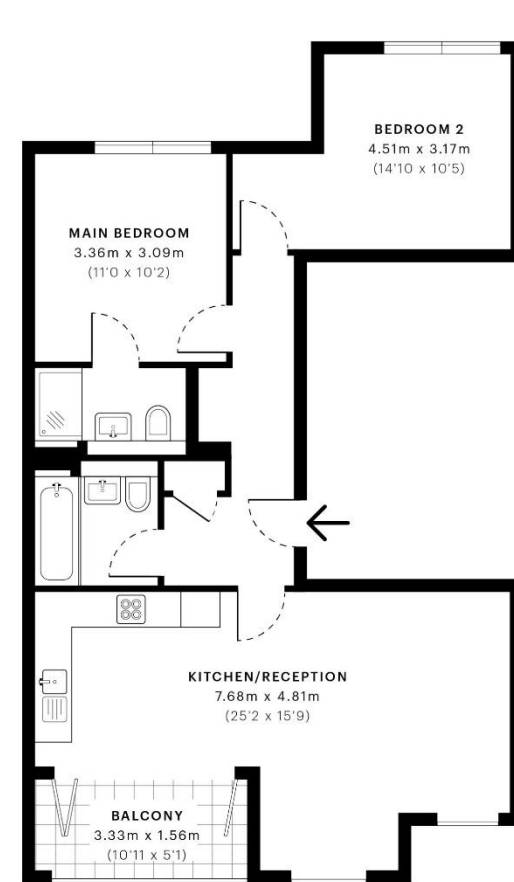
GUIDE PRICE £399,950











— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
68.07 sqm / 732.70 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
65.50 sqm / 705.04 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
5.12 sqm / 55.11 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.42 sqm / 801.05 sqft  
IPMS 3C RESIDENTIAL 72.21 sqm / 777.26 sqft

SPEC ID: 61378ed41c4af60db6d8435c

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ TWO BATHROOMS
- ❖ BUILT IN 2019
- ❖ ALLOCATED PARKING BAY
- ❖ PRIVATE BALCONY
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.1 MILES FROM REEDHAM TRAIN STATION
- ❖ EPC EER B

A beautifully presented two double bedroom first floor apartment situated within this popular residential road, conveniently located only 0.5 miles from Purley train station and 0.1 miles from Reedham train station.

Built in 2019, this stylish property offers 732 sqft of floor space, it has a long lease with circa 122 years remaining, and features an allocated parking bay. Additionally, the apartment enjoys an excellent energy rating and has thermostatically controlled underfloor heating.

The accommodation comprises a master bedroom with en-suite shower room, a second double bedroom, a stylish three-piece bathroom suite with shower over-bath, and a 25' open-plan kitchen/reception room with ample living space, a contemporary fitted kitchen, and bi-folding doors leading onto the South facing balcony.

Furthermore, the property sits within an easy reach of the plethora of shops, bars & restaurants in both Purley & Coulsdon town centres, and is nearby several large commons, woodlands and golf clubs. We feel that this property would make an excellent first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		