

# FOLKLANDS

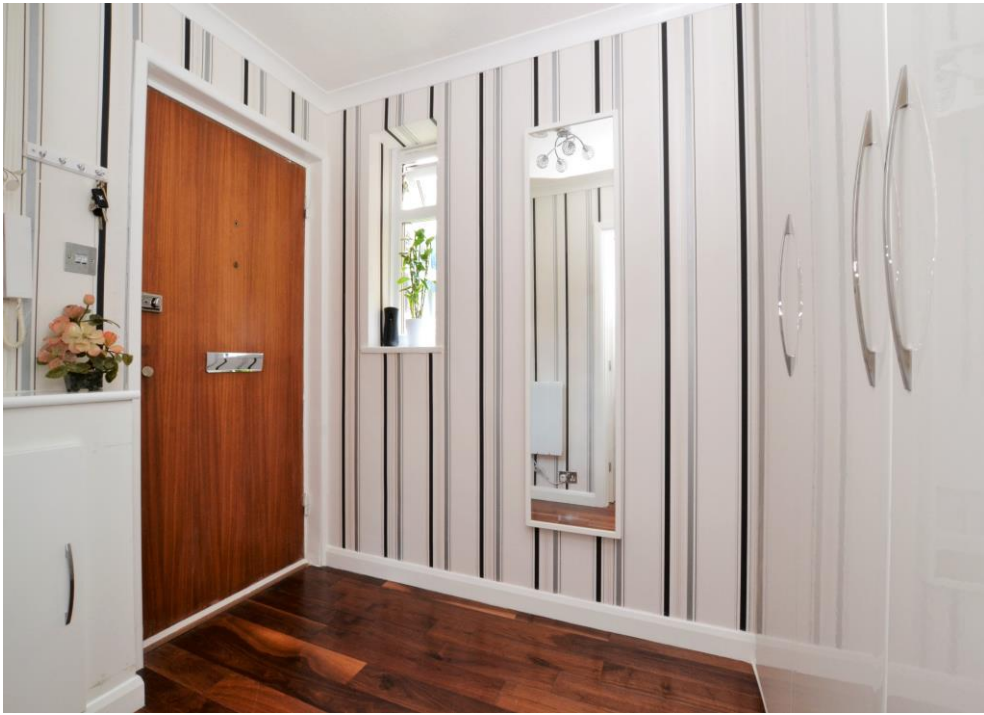


OLD LODGE LANE, REEDHAM

GUIDE PRICE £350,000







# Old Lodge Lane, Purley

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 85.9 sq m / 924 sq ft



## Ground Floor

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2017 (ID 348349 )

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ FAVORABLY LOCATED AT THE REAR OF THE BUILDING
- ❖ PRIVATE GARAGE EN BLOC
- ❖ ULTRA LONG LEASE
- ❖ 0.3 MILES FROM REEDHAM STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 793 SQFT OF FLOOR SPACE
- ❖ AMPLE STORAGE
- ❖ BRIGHT & AIRY ACCOMMODATION
- ❖ LESS THAN ONE MILE FROM PURLEY TOWN CENTRE

A superbly presented two double bedroom ground floor purpose built apartment situated on this popular road, conveniently located only 0.3 miles from Reedham train station and less than one mile from Purley town centre.

Located entirely to the rear of the block, this larger than average apartment enjoys 793 SQFT of floor space, is offered to the market with an ultra long lease and boasts a private garage, double glazing throughout, ample built in storage and was fully renovated in 2014/ 2015.

The accommodation comprises two double bedrooms both with built in wardrobes, a large reception room with dining/ living & study space, a beautifully fitted three piece shower room with large walk in cubicle, a contemporary fitted kitchen and a spacious entrance hall with fitted cupboards.

Furthermore, this well managed apartment block enjoys a large communal lawn, off road parking and whilst being equidistant of both Coulsdon & Purley town centres benefits from numerous local amenities including Gyms, shops, restaurants, cafes and supermarkets. In our opinion this property would make a wonderful home.

