

A three-story brick apartment building with a mix of light and dark brickwork. A large, leafless tree stands in the foreground, casting a shadow on the building. A paved path leads from the bottom left towards the building. The sky is blue with some clouds.

# FOLKLANDS

PARTRIDGE KNOLL, PURLEY  
GUIDE PRICE £269,950





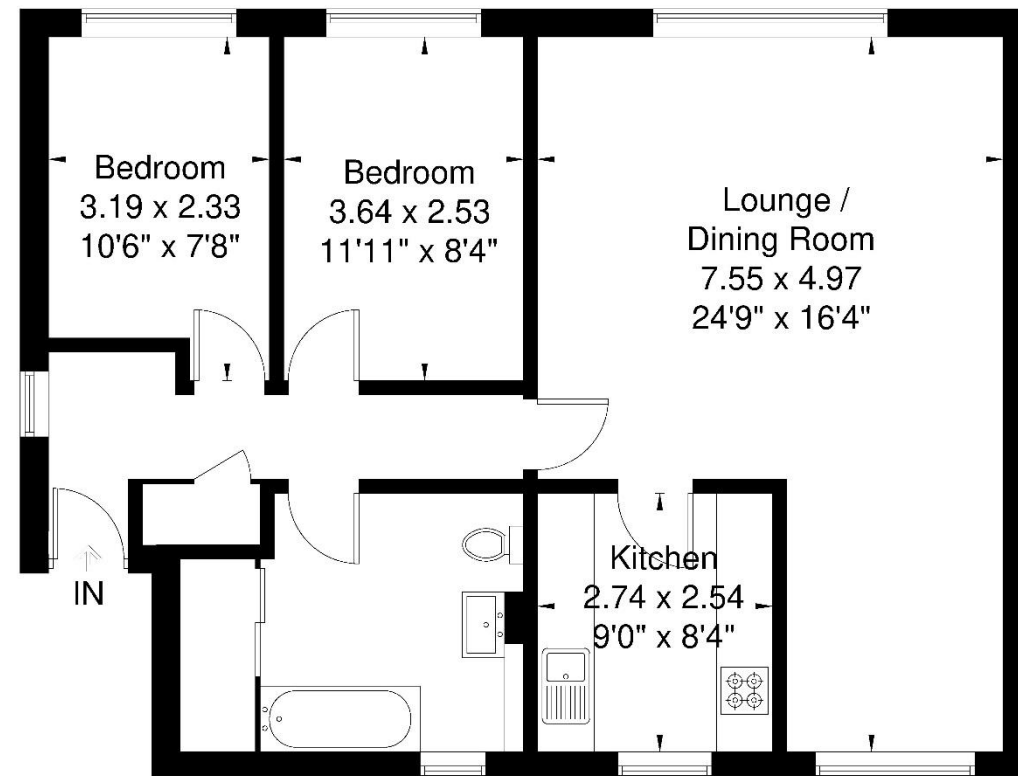






## Partridge Knoll CR8

Approximate Gross Internal Area = 74.1 sq m / 797 sq ft



## Ground Floor

74.1 sq m / 797 sq ft

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM FLAT
- ❖ WELL PRESENTED
- ❖ PARTICULARLY LARGE LOUNGE/ DINING ROOM
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ CUL-DE-SAC LOCATION
- ❖ NEWLY EXTENDED LEASE
- ❖ CLOSE TO RIDDLEDOWN COMMON
- ❖ MOMENTS FROM PURLEY TOWN CENTRE
- ❖ FULLY DOUBLE GLAZED
- ❖ EPC EER C



A well-presented two double bedroom ground floor purpose-built apartment situated within this quiet cul-de-sac, conveniently located only 0.4 miles from Purley train station.

This bright & airy apartment is offered to the market with an extended lease, is fully double glazed and boasts larger than average living space. Additionally, the property boasts ample storage space and gas central heating. There is scope to park a car off road (un-allocated) and It is also possible to rent a garage under the building (Subject to availability).

The accommodation comprises two double bedrooms, a large family bathroom with walk-in store cupboard, a spacious fitted kitchen, and a 24' L-shaped lounge/ dining room.

Furthermore, this property sits within close proximity to the wide range of shops, cafes & restaurants in Purley town centre and moments away from the open green spaces of Riddlesdown common. In our opinion this property would make an ideal first time buy.

