

## MONTHLY RENTAL OF £1,050



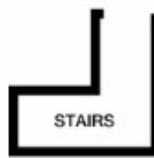
### 4b Purley Parade, Purley Surrey CR8 2AB

Frost Estate Agents are pleased to offer to the rental market this two bedroom apartment which is perfectly situated for easy access to all local amenities including Purley mainline train station giving you direct access into London Victoria or London Bridge.

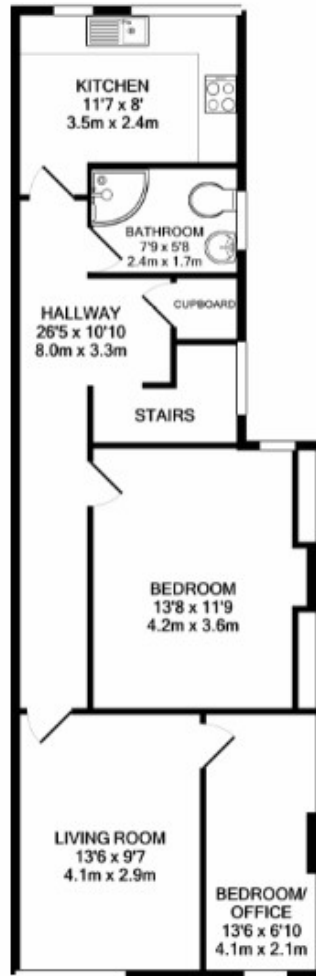
The property presents an entrance hallway incorporating useful storage facilities, two good size bedrooms, a well proportioned and bright reception room, a modern fully fitted kitchen, shower room and gas central heating.

An additional bonus of the property is a communal roof terrace which is perfect to enjoy the sunshine. The property comes to the market unfurnished and is available immediately.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 35 SQ.FT.  
(3.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (65.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

