

## GUIDE PRICE £280,000



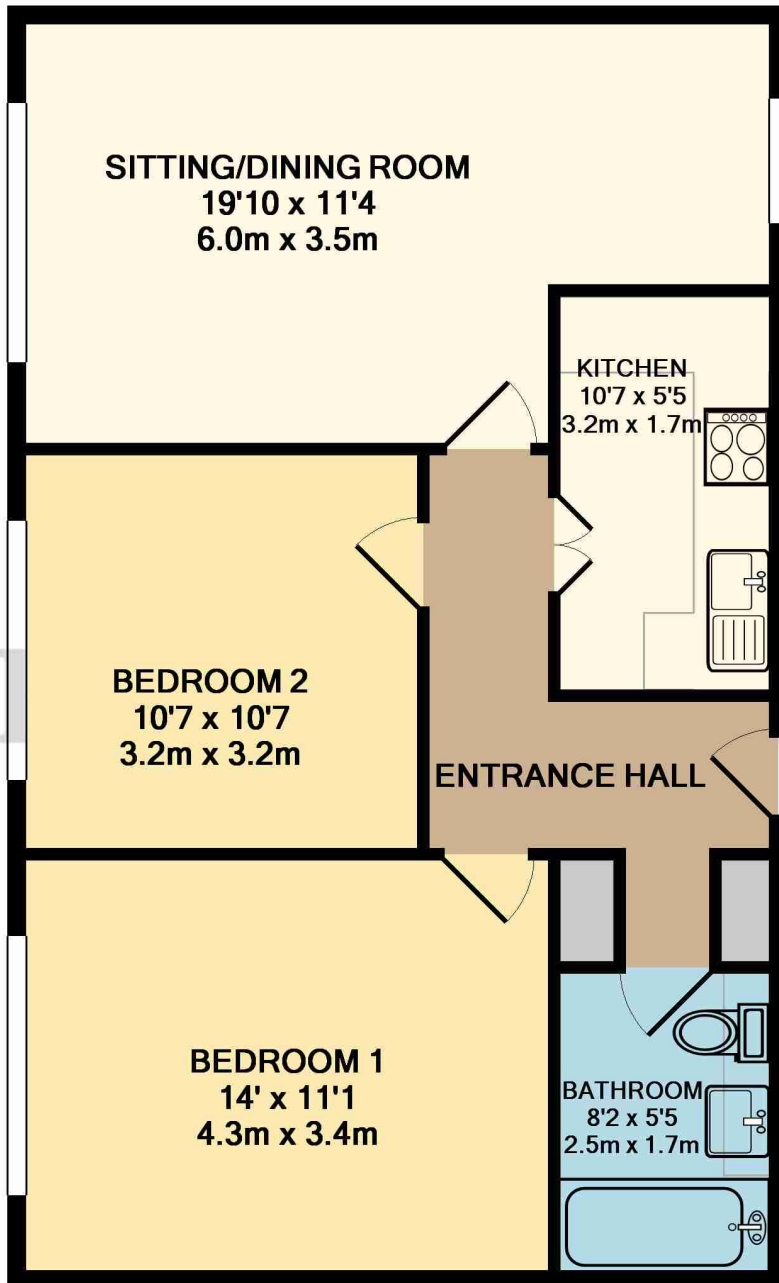
### 10 Purley Court Brighton Road Purley Surrey CR8 2BL

Frost Estate Agents are delighted to expose this freshly decorated first floor apartment supplying its own private entrance, established within a desired development neatly retreating off the Brighton Road, that has been subject to exclusive rejuvenation. The property incorporates an extended lease to approximately 170 years and comes altogether with the supplementary benefit of no onward chain. The home provides a splendid opportunity for that first step on the property ladder, as well as a great rental investment opening.

The accommodation briefly comprises; direct entrance approach accessing the flats inner hallway, from which provides connections to a fitting living/dining room, in conjunction with an independent kitchen incorporating practical work space. The layout also absorbs two generous bedrooms alongside a main separate bathroom. The property also features parquet flooring throughout, double glazing and gas central heating, externally the grounds contribute private residents permit parking.

Positioned on the Brighton Road (A235) and situated for an optimal approach to either Purley or Purley Oaks train stations, makes the property ideal for all commuters. Both stations grant fast links to both Victoria and London Bridge. Bus services are also close at hand and with Purley town centre blended with its vast range of shops, amenities, Tesco supermarket, excellent local schools, open recreational spaces and golf courses, affirms your immediate interest.





**TOTAL APPROX. FLOOR AREA 60.8 SQ.M. (654 SQ.FT.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>67</b>	<b>72</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sale 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.

