

## RENTAL PRICE £1,300 PCM



### 10, Oakhill Lodge, 15 Reedham Drive Purley CR8 4DT

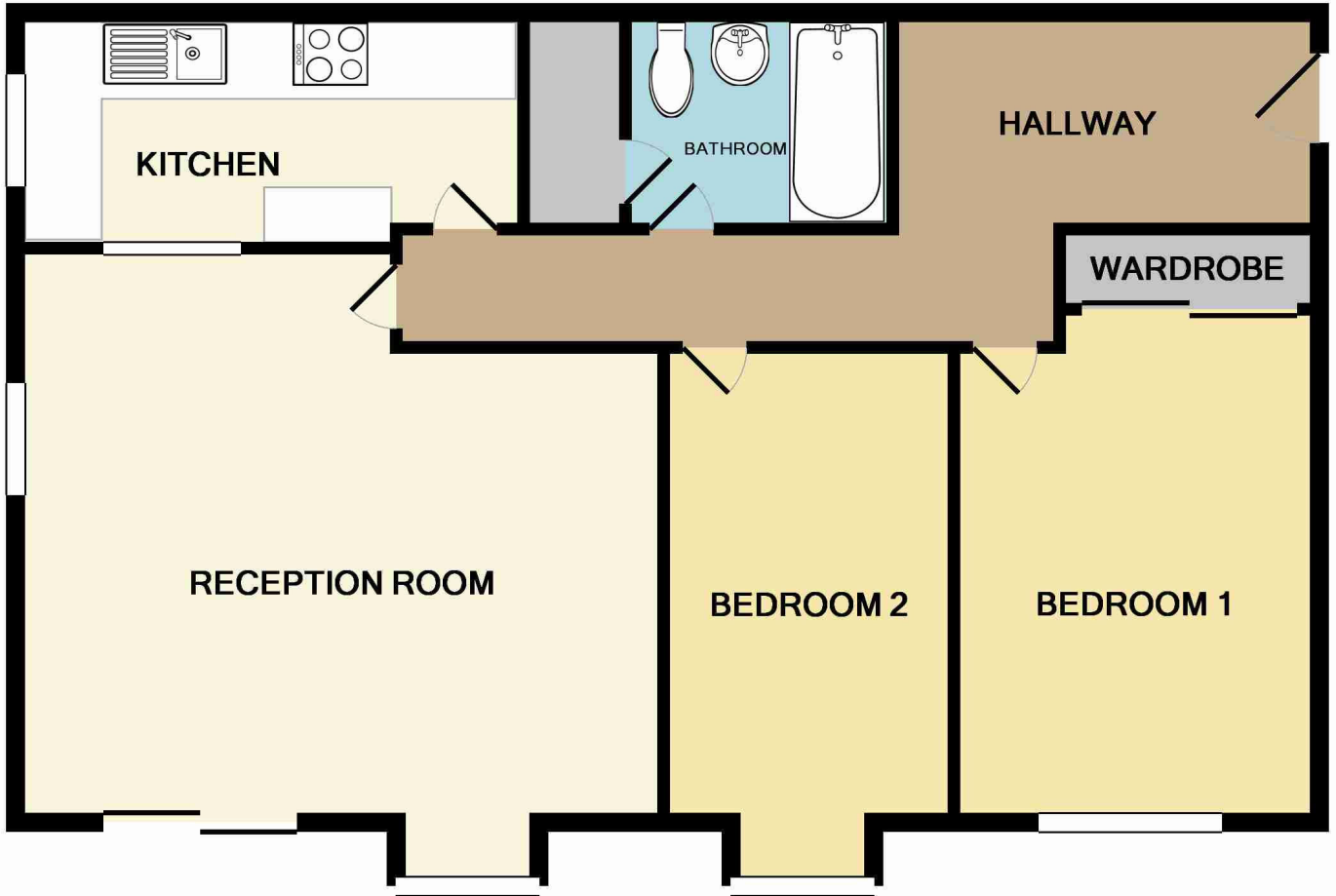
Frost Estate Agents are excited to expose this high spec apartment that is considered to be one of the larger style two bedrooms within the building. The home has been impeccably refurbished and showcases a beautiful reception room with 'Juliette Balcony' feature.

The accommodation briefly comprises; secured residents' entry system, two generous bedrooms, plus a well-planned open living/dining room formation combining dual aspect windows and displaying a delightful rear communal garden outlook, screened with natural greenery. The remaining layout has an independent and divided kitchen arrangement complete with all modern day appliances including dishwasher and wine fridge amongst practical work space, plus a lovely bathroom suite exposing a stylish finish.

Externally, the development contributes well maintained communal areas encompassed by an unexposed woodland backdrop. The home concludes with both gas central heating and double glazing attributes. The apartment is found within a popular secluded development accessed off Old Lodge Lane and positioned within 0.3 miles of Reedham train station, from which provides links to central London (Victoria and London Bridge). Access to the M25 is approached via the M23 at Hooley allowing optimal connection to Gatwick airport.







TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81 - 91) <b>B</b>		81	85
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(1 - 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.



