



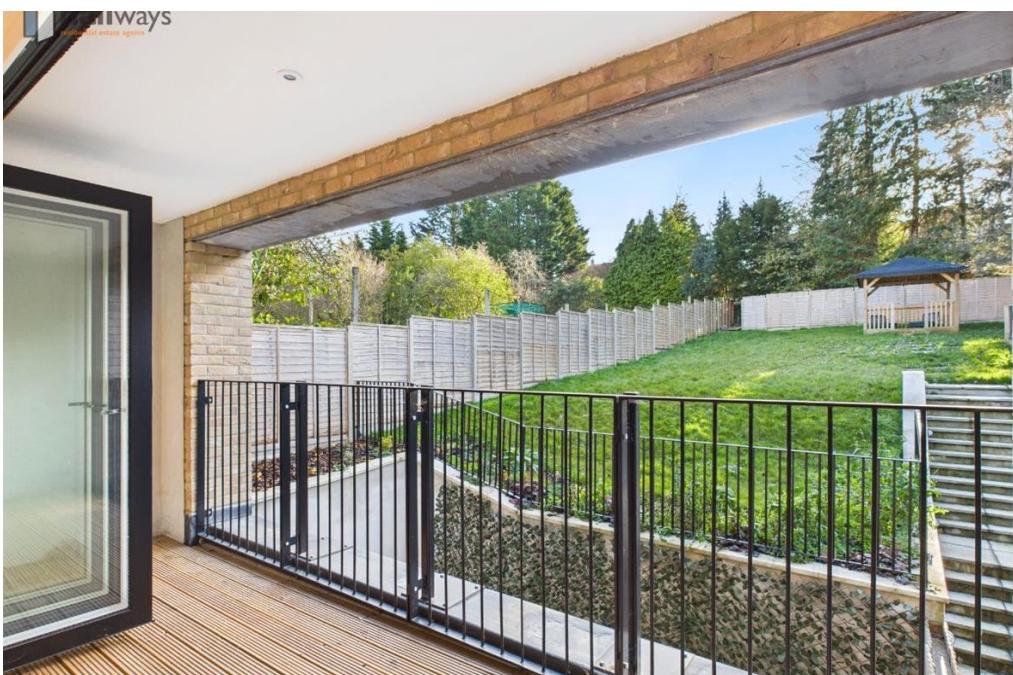
**Stunning, brand-new 3 bed, 3 bathroom apartment in the heart of Purley. With balcony and parking with charger point.**

**1062 sq ft.**

**High specification throughout.**

**Turn Key and move straight in. Chain Free.**

**Short distance to Purley Station.**



Hallways are pleased to market this selection of beautifully presented apartments in a popular Purley location.

Spanning over 1000 sq ft, this flat is built to a high spec and really is special.

This 3 bed, 3 bathroom is situated on the first floor and has a private balcony with bi folds from the lounge area. Full of natural light and a real ambience to enjoy.

All you need to do is order your furniture!

Open plan lounge, with solid wood flooring and a stunning kitchen area, including quartz worktops and fully fitted Bosch appliances. A fantastic place to entertain.

Modern décor throughout in neutral tones. Fully double glazed and centrally heated.

Excellent storage space, with built in wardrobes in the bedroom, this property has been well designed for your living convenience.

The bathrooms are beautiful, contemporary chrome and white with motion activated lighting and mirrors. Walk in shower x 2.

With a 10 year warranty and brand new lease as well as top insulation and fire safety, you can be sure that your costs will be covered long term.

The location is so convenient. Leave your car, charging at home and walk to the station or into Purley centre to take advantage of it's selection of shops and eateries, Tesco Superstore or Purley Hospital.

Woodcote Valley Road is also close to The Lord Roberts Café and to Woodcote Golf Club, there is a tennis club nearby and a n excellent selection of schools.

Take a tour with Hallways' exclusive 3D VR and call to book your in person viewing, or email [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk)

**Council Tax Band: E (Croydon)**

**Tenure: Leasehold (125 years)**

**Parking options: Residents**

- 3 bed New Build apartment
- Allocated Parking Space with Charger
- New 125 year Lease
- Stunning Open Kitchen / Living Area
- Brand new, high-quality build
- Lift to all floors
- "Turn Key" home
- 3 Bath/shower rooms
- Beautiful building in a leafy residential location
- Brand new heating/water system





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	87	87	
(81-90) B			
(70-79) C			
(55-64) D			
(39-44) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Design 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
Tel: 07903162312 Email: [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk) Website: [hallwaysproperty.uk/](http://hallwaysproperty.uk/)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.