



ENDLESHAM COURT, WOODCOTE VALLEY ROAD, PURLEY

Stunning New Build 3 bedrooomed apartment with the benefit of no onward chain and high spec interior.

Private patio area and own parking space with charger.

Purley Station within easy reach.

10 year build warranty and all modern conveniences.

View by appointment to fully appreciate.





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

Spanning over 933 sq ft, this ground floor apartment is built to a high spec, you'll be the envy of your visitors!

This 3 bed, with with bathroom and shower room and utility is situated on the ground floor and has a private patio area with bi folds from the lounge area. You really can bring the outside in and enjoy entertaining and barbeques.

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 relax.

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 bath and shower rooms are contemporary chrome and white with motion activated lighting and mirrors. Walk in shower.

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.

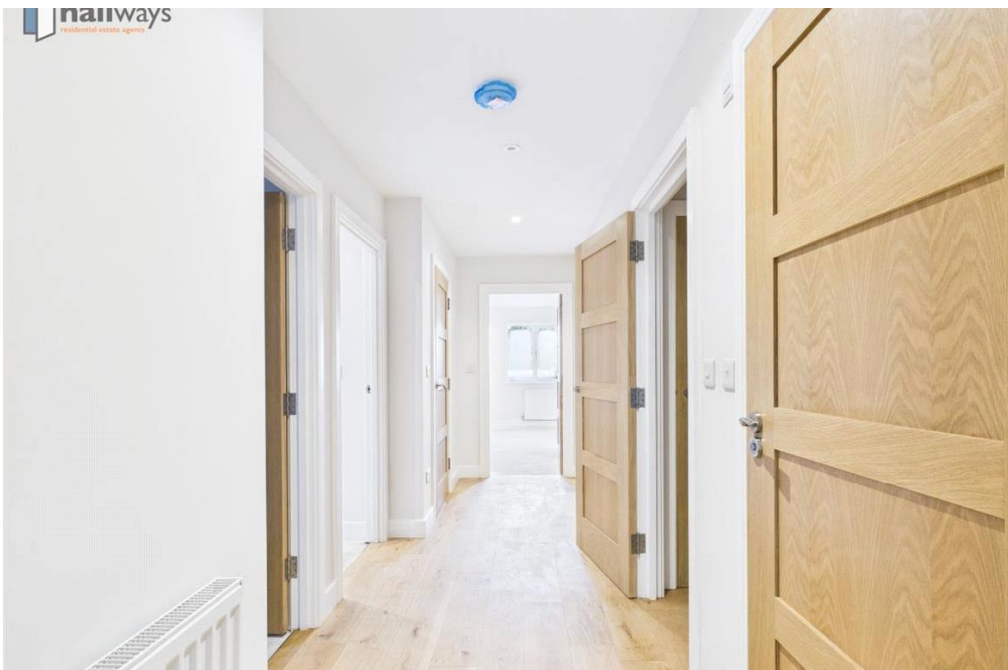
The location is so convenient. Leave your car charging at home and walk to the station or into Purley centre to take advantage of it's selection of shops and eateries. Tesco Superstore or Purley Hospital.

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

Council Tax Band: E (Croydon)

- 3 bed New Build apartment
- Ground floor
- Easy Access to Purley Mainline Rail
- New 125 year Lease
- Allocated Parking Space with Charger
- Stunning Open Kitchen / Living Area
- Bi Folds to private patio
- Solid Wood Flooring
- Bosch Appliances
- Quartz work surfaces
- Brand new heating/water system
- "Turn Key" home







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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 Website: 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/fitings 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.