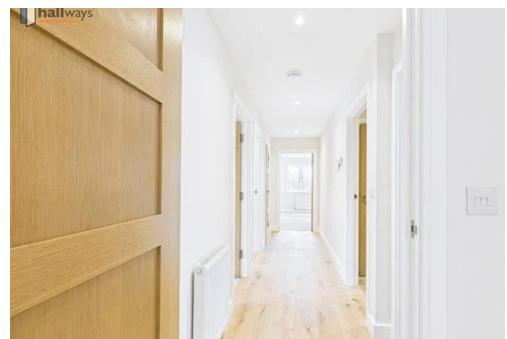




## ENDLESHAM COURT, WOODCOTE VALLEY ROAD, PURLEY



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

**Purley Station within easy reach.**

**10 year build warranty and all modern conveniences.**

**View by appointment to fully appreciate.**

**CHAIN FREE - Move straight in.**



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

Spanning over 918 sq ft, this first floor apartment is built to a high spec, you'll be the envy of your visitors!

This 3 bed, 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. Easy access to the mainline railway 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)

- 3 bed New Build apartment
- Balcony
- Bosch Appliances
- Brand new heating/water system
- First Floor Leasehold Property
- Move straight in
- New 125 year Lease
- Quartz work surfaces
- Stunning Open Kitchen / Living Area
- Easy Access to Purley Mainline Rail
- Solid Wood Flooring







Energy Efficiency Rating

Rating	Current	Potential
A (92-100)	A	B (88-91)
B (88-91)	B	C (85-88)
C (85-88)	C	D (80-84)
D (80-84)	D	E (78-79)
E (78-79)	E	F (75-77)
F (75-77)	F	G (72-74)
G (72-74)	G	

Per energy efficient - higher rating costs

England & Wales

EU Directive 2002/91/EC

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.

Viewing by appointment only  
Hallways Estates | limited

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