



Flat 2, 54 Godstone Road,
Purley, Surrey CR8 2DD - Price £350,000 Leasehold

Mark Youll
SALES & LETTINGS

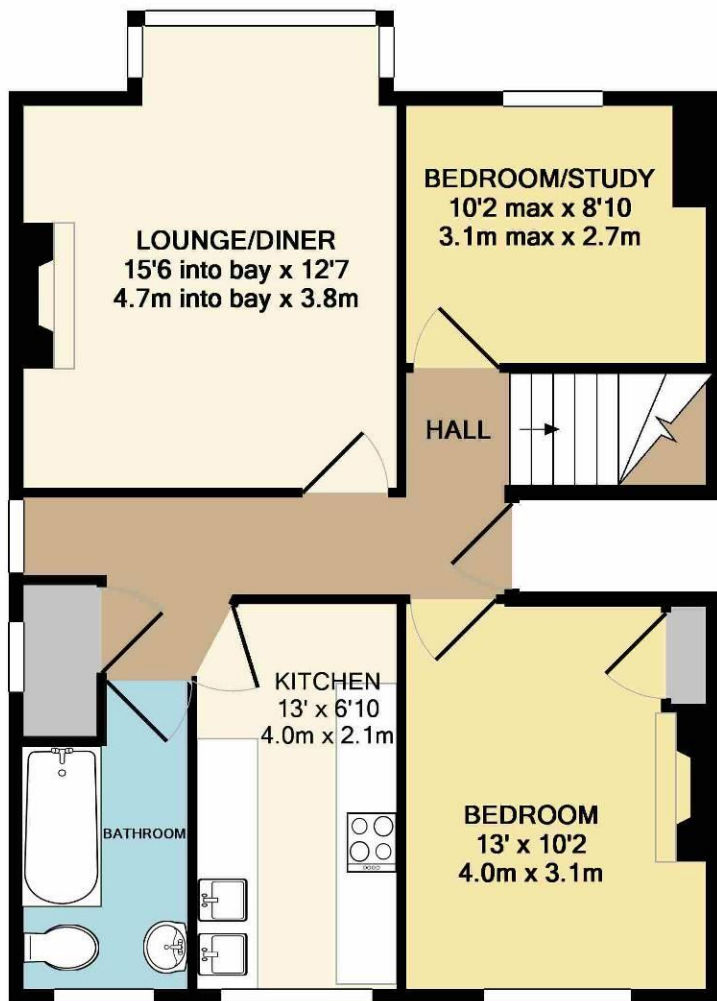
A well presented three bedroom split level conversion flat ideally located close to Purley town centre and mainline railway station with links to London. The property boasts a delightful lounge with bay to the front of the property. There is a well appointed kitchen, modern bathroom two bedrooms.

A further staircase leads to the master bedroom that has dual aspect Velux windows and benefits from an Ensuite shower room. Externally there is a section of the garden to the rear with parking to the front.

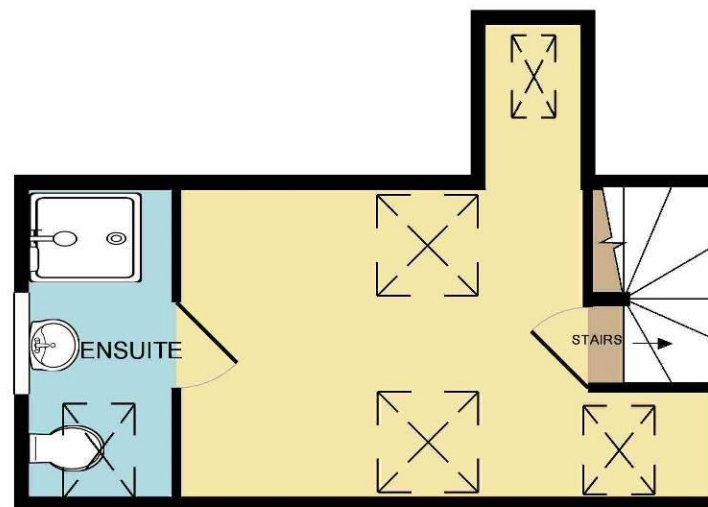
EPC rating E. New lease to be created

- Three Bedroom Split Level Conversion Flat
- First Floor
- Delightful Lounge with Front Aspect
- Well Appointed Kitchen
- Modern Bathroom
- Mater Bedroom with Ensuite Facilities
- Large Section Of Garden
- Off Street Parking
- No Chain
- New Lease to be Created





1ST FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Disclaimer: The agent has not tested any apparatus, fitting or services and cannot verify they are in working order or fit for the purpose. The Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



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