


Asking Price: £225,000

High Street | Purley | Surrey | CR8 2FQ

Pollard Machin

estate agents since 1885

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A stylish and beautifully presented one-bedroom apartment within the sought-after Venture Lofts development, offering contemporary living, an impressive specification and excellent natural light.

Arranged over the second and third floors, the apartment provides a comfortable open-plan reception room and kitchen, with sleek fitted cabinetry, integrated appliances and generous worktop space. The split-level layout creates a natural separation between living and sleeping areas, while the excellent built-in storage helps maintain a clean, uncluttered feel.

The double bedroom enjoys a peaceful rear-facing aspect, fitted storage and Velux windows that flood the room with natural light. The modern shower room complements the apartment's contemporary aesthetic.

The property is set at the rear of the development, providing attractive afternoon and evening sunlight without the bustle of the High Street. The development itself is modern and stylish, with secure communal areas, lift access and a smart, well-maintained entrance.

The location is exceptionally convenient, with Purley High Street's range of shops, cafés, restaurants and everyday amenities immediately accessible. Tesco Extra is nearby, while popular local cafés and restaurants provide plenty of options for both everyday convenience and eating out.

Purley station is within easy walking distance, providing direct rail connections to London Bridge and London Victoria with typical direct journey times of around 25 minutes. The station also offers Thameslink services, providing wider connections through London and beyond.

An excellent opportunity for a first-time buyer, professional purchaser or investor seeking a high-quality, low-maintenance home in a well-connected South London location.

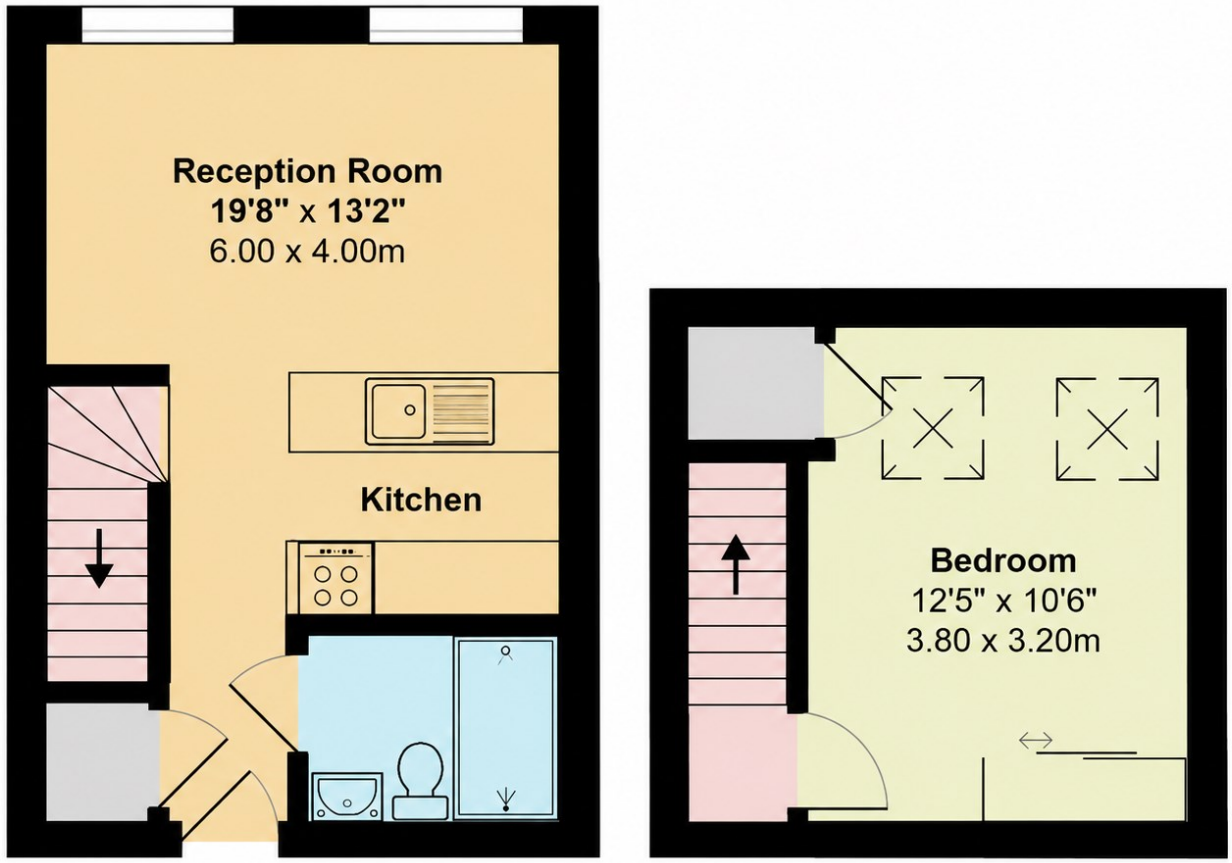
EPC rating: C. Council tax band: B. Service charge £1,698 pa. Ground Rent: £200 pa. Lease remaining: 241 years.












**High Street Purley, CR8**

**Approx. Gross Internal Area 422sq ft / 39.2sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

## Key Features:

- Bright double bedroom
- Welcoming reception with high ceilings
- Stylish finish throughout
- Popular modern development
- Excellent amenities very nearby
- Short distance to Purley station
- Split-level, top two floors
- 241 year lease remaining

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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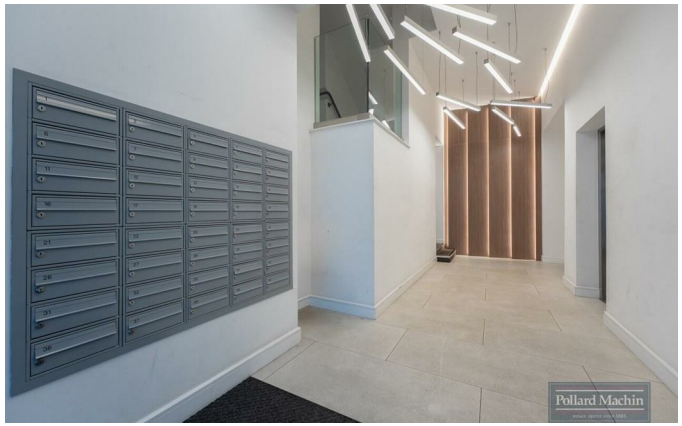


Viewings strictly by appointment only

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