



2 Bedrooms | 1 Bathroom | 2 Reception Room  
Lansdowne Court | Brighton Road | Purley | CR8 2BE  
**£1,800 PCM**

**LOFT**

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- Second floor apartment in the well-regarded block Lansdowne Court
- Private balcony and over 900 sq. ft. of accommodation
- Residents permit parking
- Modern fitted kitchen with integrated appliances
- Substantial reception room with contemporary parquet flooring
- Welcoming hallway with storage cupboard and two fitted cupboards in the bedrooms
- Recently updated by the Owner, ready to move into straight away
- A short stroll from Purley train station and town centre

## SECOND FLOOR

### Hallway

### Reception Room

17'6 x 11'4 (5.33m x 3.45m)

### Kitchen

10'7 x 9'3 (3.23m x 2.82m)

### Bedroom

17'6 x 11'1 (5.33m x 3.38m)

### Bedroom

12'6 x 11'3 (3.81m x 3.43m)

### Bedroom

11'5 x 7'9 (3.48m x 2.36m)

### Bathroom

## OUTSIDE

### Balcony

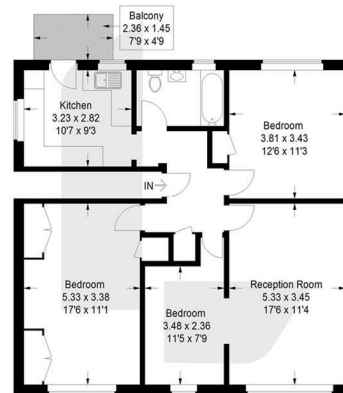
7'9 x 4'9 (2.36m x 1.45m)

### Communal Gardens



#### Lansdowne Court, CR8

Approximate Gross Internal Area  
84.3 sq m / 907 sq ft



#### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID128778)



#### EPC Rating: D

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