



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Acer Heights | Riddlesdown Road | Purley | CR8 1FB

**£350,000**

**LOFT**

Riddlesdown Road |  
Purley | CR8 1FB  
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- Chain Free modern ground floor apartment with private entrance
- Private garden and allocated parking
- Spacious open-plan kitchen/reception room
- Plenty of windows throughout and bi-fold doors
- Hard flooring and fully tiled bathroom
- Two double bedrooms
- High quality finish including underfloor heating throughout
- Ideally located for Riddlesdown and Purley train stations

**Ground Floor**

**Hallway**

**Kitchen/Reception Room**

**Bedroom**  
16'0 x 9'3 (4.88m x 2.82m)

**Bedroom**  
11'0 x 8'4 (3.35m x 2.54m)

**Bathroom**

**Outside**

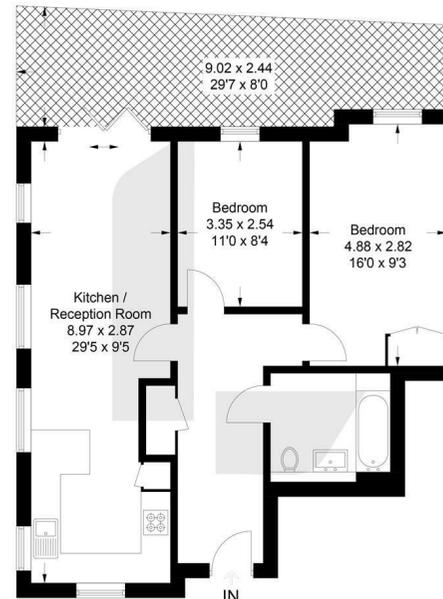
**Private Garden**  
29'7 x 8'0 (9.02m x 2.44m)

**Allocate Parking Space**

**Communal Gardens**



Acer Heights, Riddlesdown Road, CR8  
Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



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. (ID1264475)



EPC Rating: B

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