



2 Bedrooms | 1 Bathroom | 1 Reception Room

Loxwood House | Purley Hill | Purley | CR8 1DX

**£395,000**

LOFT



# Loxwood House | Purley Hill | Purley | CR8 1DX £395,000

- Modern top floor penthouse
- Open-plan kitchen/reception room with integrated appliances
- Private balcony accessed from the reception room and bedroom
- Fitted wardrobes in primary bedroom
- 5 years new years built warranty left
- Newly built block only five years ago with a long lease of 120 years left
- Only 10-minute walk to Purley train station and 15-minute walk to Riddlesdown train station

## Entrance

## Second Floor

## Hallway

## Open Plan

## Kitchen/Reception Room

## Room

24'8 x 16'7 (7.52m x 5.05m)

## Bedroom 1

16'9 x 13'8 (5.11m x 4.17m)

## Bedroom 2

14'1 x 9'3 (4.29m x 2.82m)

## Bathroom

## Balcony

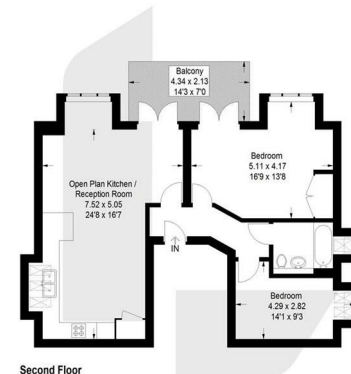
14'3 x 7'0 (4.34m x 2.13m)

## Communal Garden



Purley Hill, CR8

Approximate Gross Internal Area  
73.5 sq m / 791 sq ft



EPC Rating: B

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk