



**SERENE COURT**, FOXLEY LANE, PURLEY, CR8

OFFERS IN EXCESS OF **£500,000**

LEASEHOLD

**Winkworth**





## SERENE COURT

FOXLEY LANE PURLEY, CR8

### THIS WELL-APPOINTED LUXURY THREE BEDROOM FIRST FLOOR APARTMENT IS IMMACULATE THROUGHOUT, WITH TWO BALCONIES THAT OVERLOOK THE ATTRACTIVE REAR GARDEN

Purley Station is only a short walk from this property, Bus stop to Purley/Tooting Broadway is located directly outside the property. Its very close proximity to London makes Purley ideal for commuters – the A23 road also heads right into the capital. The M25 and M23 are less than six miles away granting easy access to Gatwick and Heathrow airports. Otherwise, by train the town is on the main London-to-Brighton railway line and is served by Purley as well as Reedham station on the Tattenham Corner line. You can reach London Bridge within 25 mins or London Victoria in approximately 23 mins. The town centre has plenty of useful independent and high street shops, restaurants, cafes, pubs, gyms and supermarkets.

The area is renowned for many excellent state and private schools locally, which include the John Fisher School - a high performing Catholic all boys state school, Laleham Lea Primary School - a co-educational prep-school, Oakwood School - a co-educational Catholic primary and Riddlesdown Collegiate. Grammar and Independent schools include: Wallington Girls, Whitgift, Wilsons, Woodcote, Christchurch and Beaumont. Purley Sports Club is also close by.



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FOXLEY LANE PURLEY, CR8

Offering flexible accommodation of approximately 1076 sq/ft, this luxury three double bedroom apartment is immaculately presented throughout having been lovingly cared for by the current owner. The generous size and many tasteful bespoke fittings, sets this apartment apart from others.

Upon entering the apartment you are greeted with a bright and spacious entrance lobby with doors opening onto the sun deck which flood the area with natural light. The rest of this bright and spacious apartment comprises; a double aspect living/dining room with a balcony affording a lovely view over the communal gardens, an adjacent modern kitchen with a full compliment of integrated appliances, three double bedrooms with fitted wardrobes, a walk through dressing area and ensuite shower to the principal bedroom, and a family bathroom.

Other benefits include underfloor heating throughout, oak flooring in the hallway and living/dining room, as well as ample storage space. Located on the first floor there is lift access too.

Outside, the front offers a large block paved driveway and an allocated parking space. The attractive rear garden is mainly laid to lawn with a brick built bike store.



## BANSTEAD OFFICE

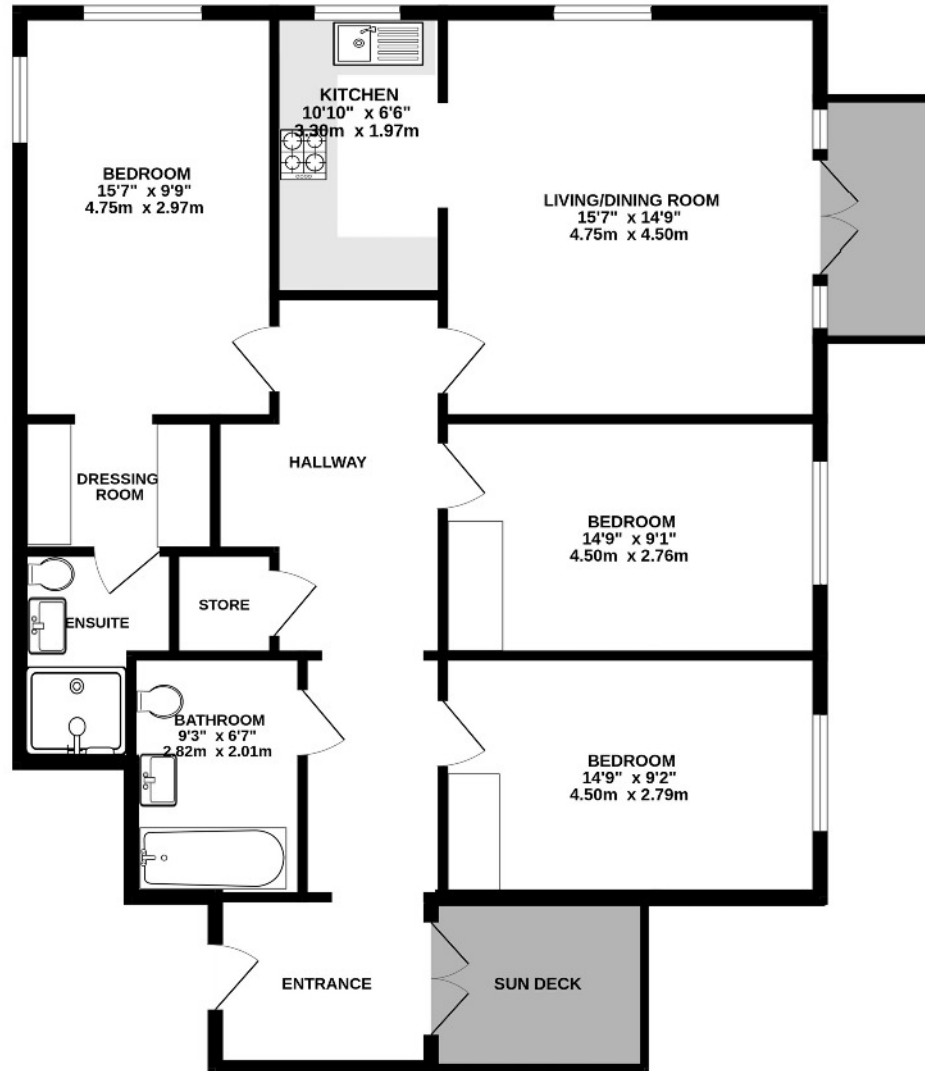
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### AT A GLANCE...

- Entrance Lobby
- Hallway
- Living/Dining Room - 15'7" x 14'9" (4.75m x 4.50m)
- Kitchen - 10'10" x 6'6" (3.30m x 1.97m)
- Balcony
- Sun Deck
  
- Bedroom 1- 15'7" x 9'9" (4.75m x 2.97m)
- Dressing Area
- Ensuite Shower
- Bedroom 2 - 14'9" x 9'2" (4.50m x 2.79m)
- Bedroom 3 - 14'9" x 9'1" (4.50m x 2.76m)
- Family Bathroom
  
- Landscaped Communal Gardens
- Video Entry System
- Allocated Parking
- Bike Store
  
- Council Tax - Band E







FIRST FLOOR FLAT

Foxley Lane, Purley CR8 3NA

INTERNAL FLOOR AREA (APPROX.) 1076 sq ft/ 100.0 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Banstead office

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