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MARRIOTT VERNON  
ESTATE AGENTS

Flat 2, 37A Smitham Bottom Lane, Purley, CR8 3DE

£2,350 Per month

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£2,350 Per month

# Flat 2, 37A

Purley, CR8 3DE

Beautifully Presented Three Bedroom, Two Bathroom, Ground Floor Apartment

Brand New Development

Stylish Interiors

Allocated Parking Bay

Easy Access Purley, Reedham and Coulsdon Stations

Unfurnished

Well Planned Accommodation

Private Patio

WiFi Included in Rental

Close to Shops and Amenities

Marriott Vernon are delighted to welcome to the market this beautifully presented three bedroom, two bathroom, ground floor apartment (881 Sq.Ft) in a sought after residential location.

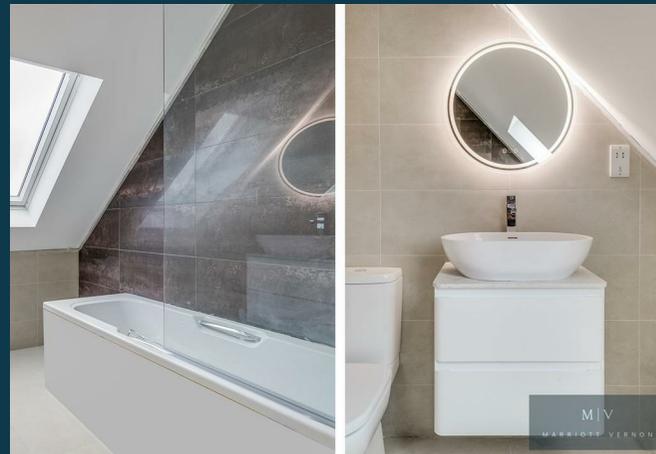
Set within a brand new development, the property offers bright, well planned accommodation with stylish interiors throughout. Features include a private allocated parking bay, private patio, communal gardens with children's play area, and resident's bicycle store. Wifi is also included in the rental free of charge.

Accommodation comprises entrance hall with inbuilt storage, leading into a light and spacious open plan reception/kitchen opening onto a private patio area overlooking the communal gardens, three well sized bedrooms (one en-suite shower room) and modern family bathroom.

The property further benefits from gas central heating, double glazing and security entry phone.

The property is enviably located within easy reach of railway stations at Purley, Reedham and Coulsdon, as well as numerous regular bus routes providing connections to the surrounding area. The centres of Purley and Coulsdon are close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The A23/M23/M25 are also close-by for excellent vehicular access.

(Please note some photos are example photos from other apartments in the development).







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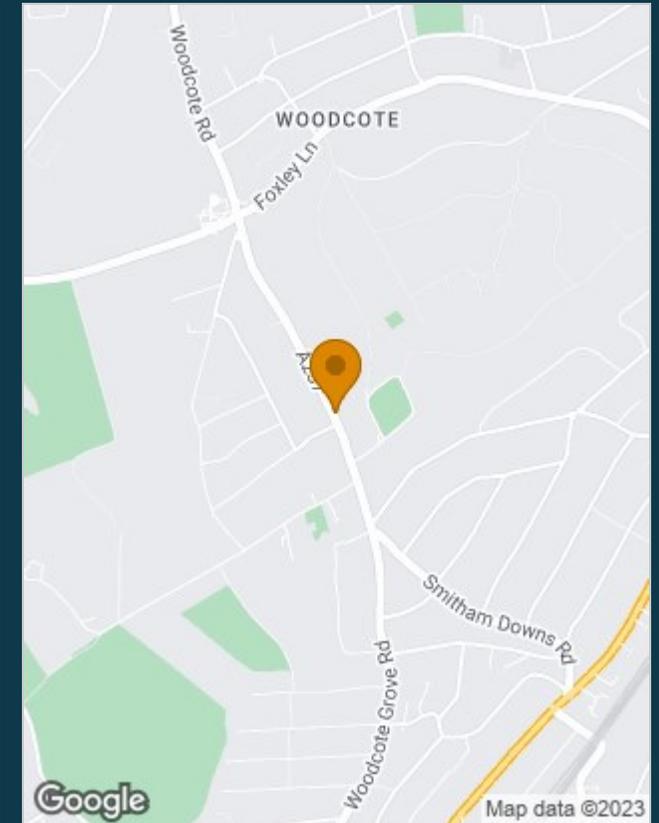
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## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Ewhurst Avenue, South Croydon, CR2 ODL  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	