



# CROWN

LETS 4 U

**TO LET**



**£950 Per Calendar Month**

## **1 Bedroom Flat**

### **Russell Hill Place, Purley, CR8**

Crown Lets 4u are delighted to present this beautiful and newly decorated 1 bedroom luxury apartment in a stunning modern development THE QUADRANGLE located in the heart of Purley Town Centre. The property offers: a massive living room (approx 20ft x 18ft) with large front windows, leather sofa sets, dining table with chairs, computer table and a stunning masterpiece gas fire place with its original chimney style feature. A generous double bedroom has fitted wardrobes, chest of draws and more storage space, modern bathroom with bathtub and above shower, separate fully fitted modern kitchen with integrated appliance including gas cooker, fridge/freezer, dishwasher, washer and dryer. Other benefit includes, double glazed windows, gas central heating, laminated flooring, telephone entry, secured entrance and comes fully furnished. Available now and would suit a single or professional couple. Only a stone throw away from Purley Mainline Train Station, bus stops, Purley High Street, Local Sainsburys, Tesco Super Store, restaurants, cafes and bars. Close to South Croydon Bus Garage, within walking distance to High Street, Purley Town Centre and Purley BR Station.



**FURNISHED**

**AVAILABLE NOW!**

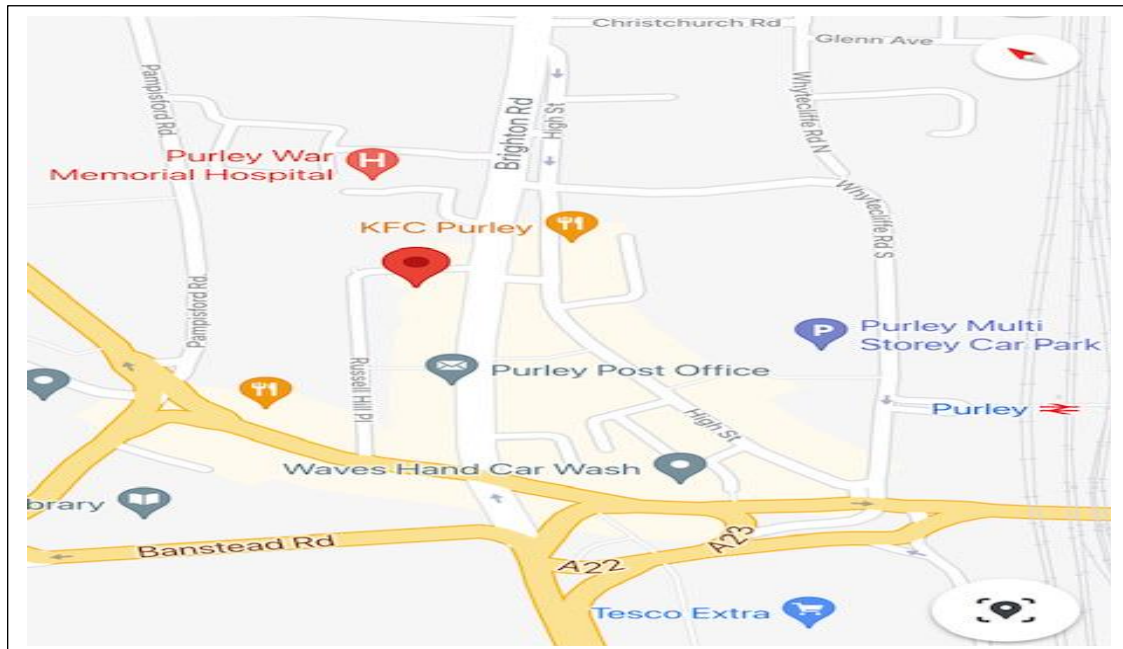
- **1 Double Bedroom**
- **Spacious 20ft Lounge**
- **Separate Modern Kitchen**
- **Integrated Appliance**
- **Modern Bathroom**
- **Modern Fire Place**
- **Laminated Flooring**
- **Double Glazed**
- **Gas Central Heating**
- **Secured entrance**
- **Intercom**
- **Fully Furnished**
- **Purley Town Centre**
- **Close To Purley Train Station**



# EPC

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	82	86	82
			85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

## MAP/POST CODE: CR8 2LT



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