



**Price**  
**£400,000**

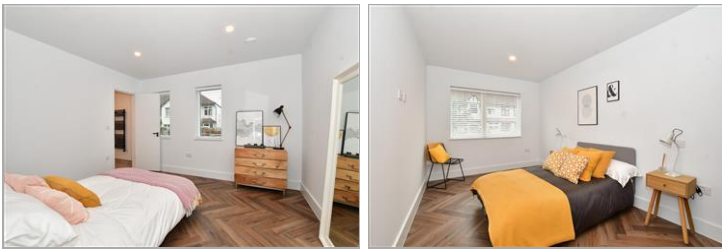
**Leasehold**

2x  2x  1x 

**Longus Point, Braemar  
Avenue, South Croydon,  
Surrey, CR2**

**cubitt&west**  
Helping you move forwards





## Main features

- Brand new luxury ground floor apartment
- 5% deposit paid by Developer
- A minute's walk from from Purley Oaks station
- Private garden, SMEG appliances & contemporary German kitchens
- En-Suite shower room to bedroom 1

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Lounge/Diner: 28'4 x 13'5  
(8.64m x 4.09m)

Bedroom 1: 12'5 x 11'7 (3.79m x 3.53m)

En-Suite Shower Room

Bedroom 2: 15'6 x 9'1 (4.73m x 2.77m)

Bathroom

### OUTSIDE

Private Rear Garden

Communal Gardens

Bike Storage

### Ground Floor

Approx. 76.1 sq. metres (819.3 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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