



Oakridge Mansions Foxley Lane, Purley CR8 3BW

welcome to

Oakridge Mansions Foxley Lane, Purley

Set within the prestigious Oak Ridge Mansions development on the sought-after Foxley Lane, this stunning ground floor apartment offers stylish, modern living with the rare benefit of a large private garden. Finished to a high standard throughout, the property features a spacious open-plan kitchen and lounge, ideal for both everyday living and entertaining. The main bedroom boasts a walk-in wardrobe, offering excellent storage, while the second bedroom is well-proportioned and versatile - perfect as a guest room, home office, or nursery. A standout feature is the generously sized private garden, providing an exceptional outdoor space rarely found with apartments in the area. Situated in a desirable Purley location, the property offers easy access to local amenities, green spaces, and excellent transport links to central London and surrounding areas. This is a perfect home for professionals, downsizers, or anyone looking for a blend of modern convenience and outdoor space in a prime setting.



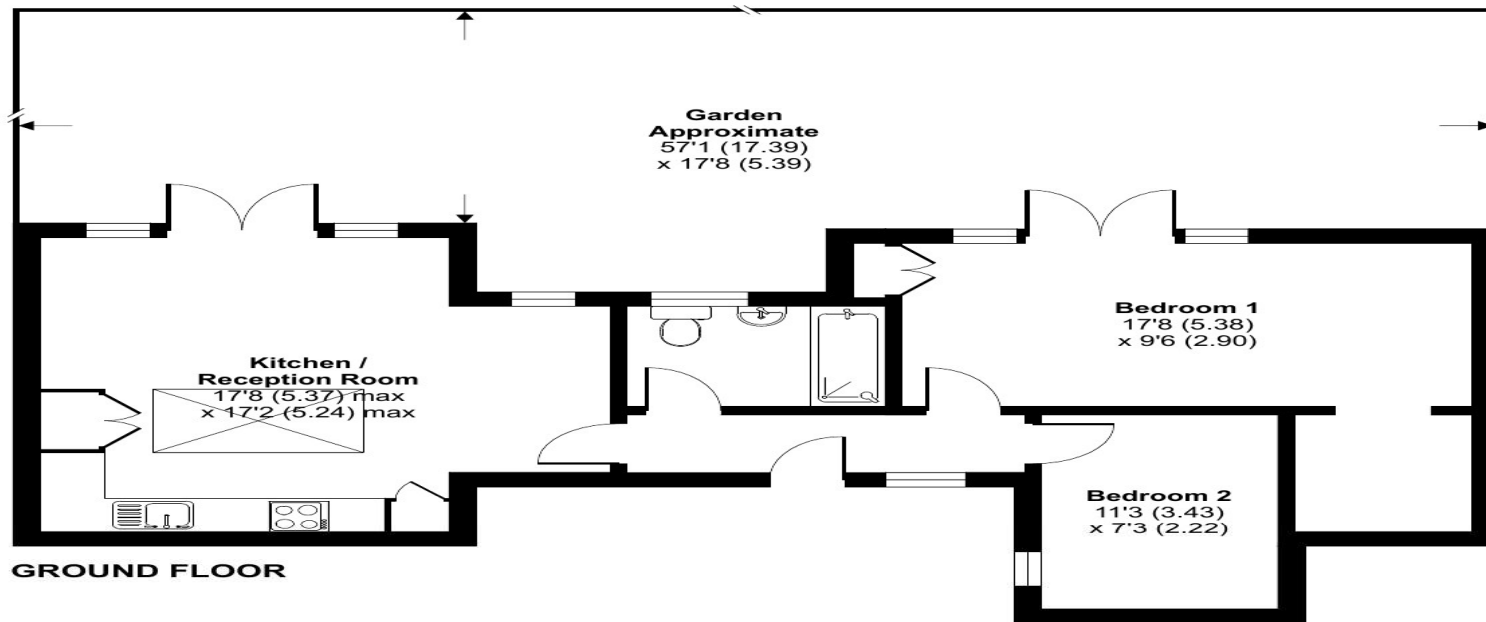
Foxley Lane, Purley, CR8

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Flyp Homes Limited. REF: 1319017

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Oakridge Mansions Foxley Lane, Purley

- TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS OPEN PLAN KITCHEN AND LOUNGE
- BEAUTIFULLY MAINTAINED THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- SOUGHT AFTER PURLEY LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1683.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106249



Property Ref:
WLG106249 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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