



Godstone Road, Kenley CR8 5BD

welcome to
Godstone Road, Kenley

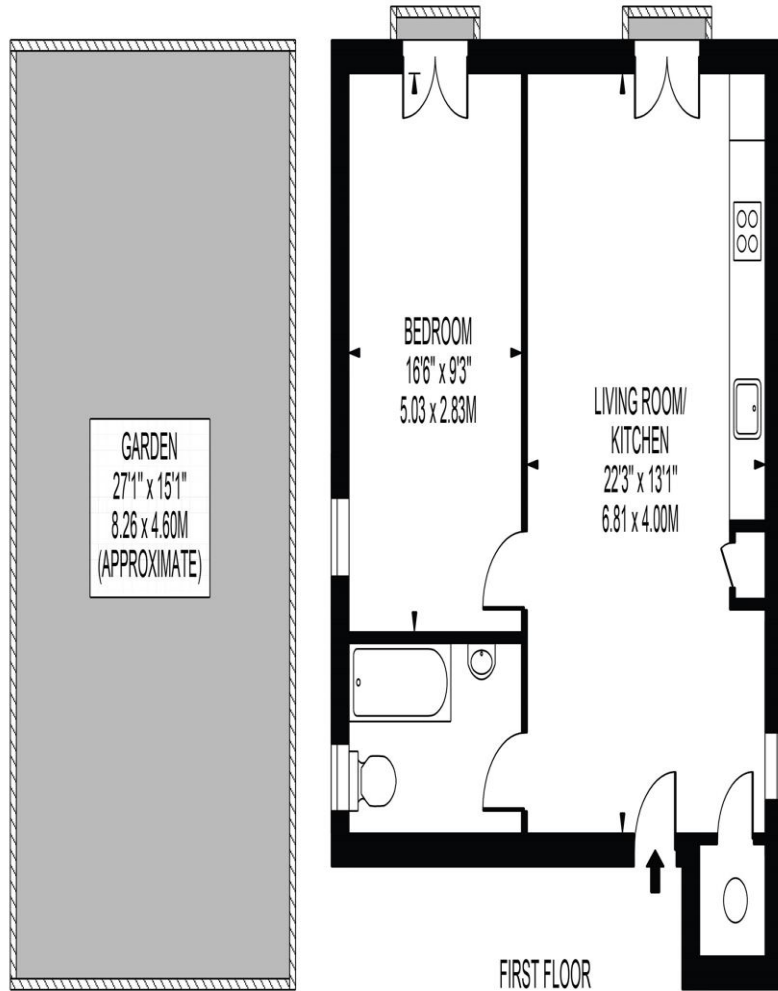
A stunning one bedroom first floor purpose built apartment with high end specification kitchen with integrated appliances, luxury bathrooms with unique décor and a double bedroom with space for a workstation. The property further benefits from its own private garden, energy efficient heating systems and 125 year lease.

The apartments are located on Godstone Road which is situated in the heart of Kenley and in-between three train stations. Kenley Station, Upper Warlingham Station and Whyteleafe Station all providing fantastic links into London. There an array of local amenities nearby in Purley, Kenley and Whyteleafe such as Tesco Superstore, Sainsbury Local and many local restaurants and eateries. The property is surrounded by greenery with Riddlesdown and Kenley Common close by.



GODSTONE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 525 SQ FT - 48.81 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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- One Double Bedroom
- High Specification Kitchen
- Luxury Bathroom
- Energy Efficient Heating System
- Private Garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106846



Property Ref:
SAN106846 - 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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