

Platinum Apartments Lower Road, Kenley CR8 5FF

### welcome to

# **Platinum Apartments Lower Road, Kenley**

A beautifully presented two bedroom second floor purpose built flat comprising of two double bedrooms, spacious open plan kitchen/reception room with bay fronted window, modern fitted kitchen with integrated appliances and modern family bathroom. The property further benefits from a long lease, secure underground off street parking, video entry system and communal patio area.

Platinum Apartments is located in Lower Road in Kenley which is conveniently located for Kenley, Purley Station and Riddlesdown Station all providing fantastic links into London. There are many local amenities nearby such as a Co-op and a 24hr Tesco Superstore. The property is surrounded by greenery with Kenley Common and Kenley Aerodrome close by and for schools you have Roke Primary, Beaumont Primary, The Hayes Primary, Riddlesdown High School, Lodge School and Coulsdon College to name a few.





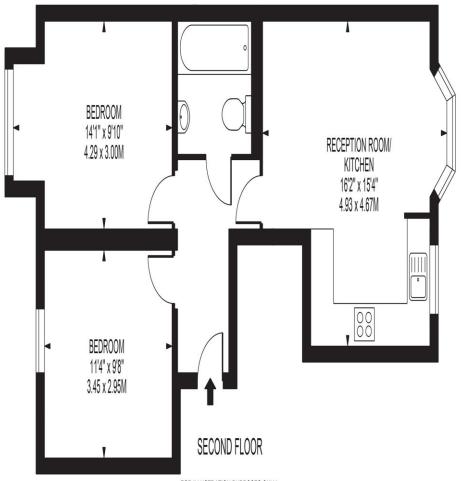




# PLATINUM APARTMENTS, LOWER ROAD, KENLEY



APPROXIMATE GROSS INTERNAL FLOOR AREA: 566 SQ FT - 52.58 SQ M



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# **Platinum Apartments Lower Road, Kenley**

- Two Double Bedrooms
- Open Plan Kitchen/Reception Room
- Modern Fitted Kitchen with Integrated Appliances
- Modern Family Bathroom
- Underground Parking

#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# guide price

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SAN107093 - 0003 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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