



**The Grange Firs Road, Kenley CR8 5LH**



**welcome to**

## **The Grange Firs Road, Kenley**

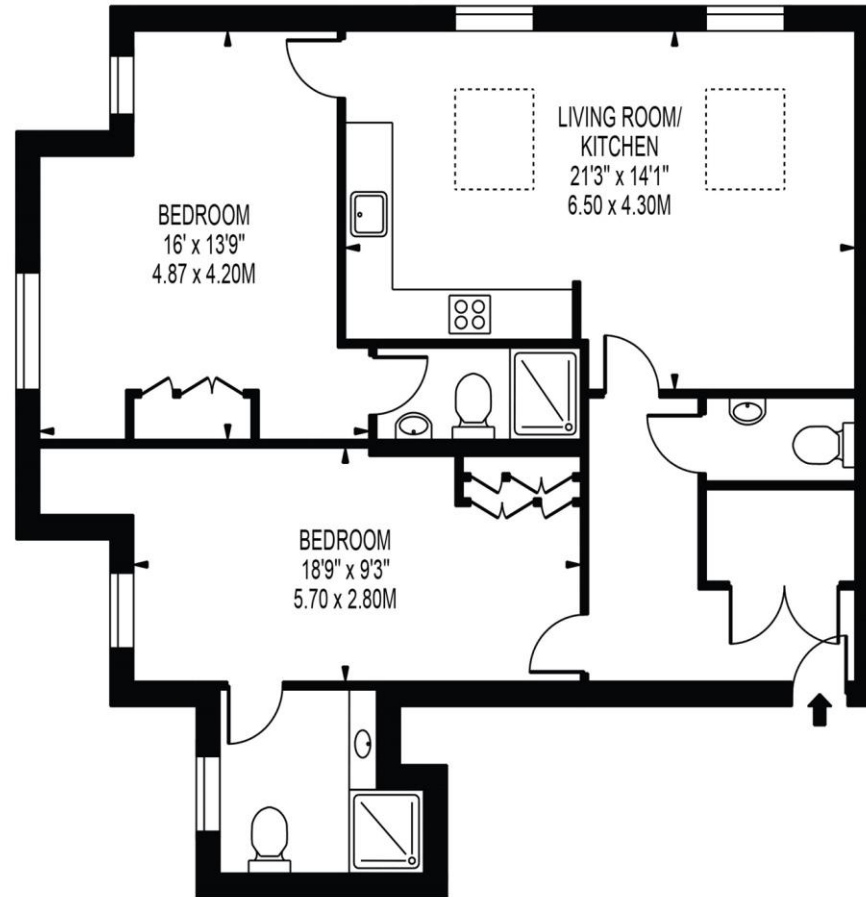
The Grange is a selection of nine luxury apartments in Kenley which have the look of a period property but with a stylish and modern feel. A collection of nine luxury apartments situated in a beautiful tree-lined road in the heart of Kenley. The Grange is a selection of nine luxury apartments which have the look of a period property but with a stylish and modern feel. Each apartment provides an array natural light, high ceilings and offers high specification kitchens, luxury family bathrooms/luxury en-suite shower rooms. There is outside space for selected units with private balconies which overlook a beautifully landscaped communal garden. The apartments are provided with allocated off street parking and a useful storage unit. The Grange is surrounded by beautiful scenery and greenery which is perfect for someone who wants to be close to nature and enjoys going for long walks.



The Grange is located in Firs Road which is a private no through road and is home to a number of well establish detached properties. The apartments are conveniently located local amenities and Kenley Station which provides fantastic links into London. There are number of places nearby to go for a walk such as the Kenley Aerodrome, Riddlesdown Common and Kenley Common plus a number of local Golf courses such as Coulsdon Manor Golf Club and Surrey National Golf Club. There an array of Schools to choose from such as Hayes Primary School, New Valley Primary School, Harris Primary Academy Kenley, Oasis Academy and Riddlesdown Collegiate to name a few.

# THE GRANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 884 SQ FT - 82.12 SQ M



FIRST FLOOR

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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## The Grange Firs Road, Kenley

- Luxury Apartments
- Private Road
- Two Double Bedrooms
- Luxury Bathroom Suites/Luxury Bathrooms
- High Specification Kitchens
- External Storage Units
- Allocated Parking

Tenure: Leasehold EPC Rating: Exempt

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.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107470](https://barnardmarcus.co.uk/Property/SAN107470)



Property Ref:  
SAN107470 - 0002

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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