



The Grange Firs Road, Kenley CR8 5LH

welcome to

The Grange Firs Road, Kenley

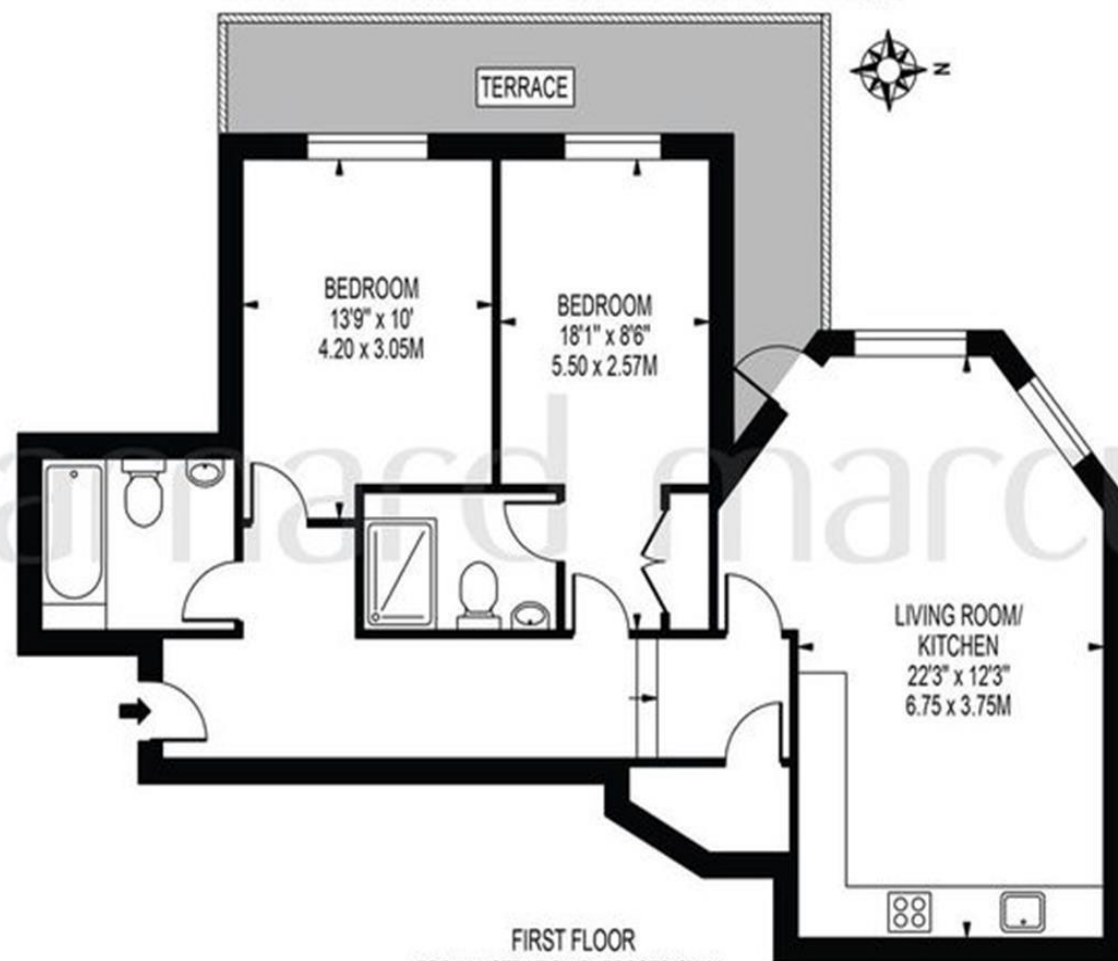
Set on a private road located only 0.5 miles from Kenley Railway Station, this beautifully designed new build apartment boasts 833 sq ft living accommodation and further benefits from its own private Terrace and allocated parking space. A stunning newly built first floor Apartment located only 0.5 Miles from Kenley Railway Station. Meticulously designed by the existing developer, the accommodation boasts 833 sq ft of flexible living space including Two generously sized double bedrooms, Two bathrooms including en-suite to master bedroom and Open Plan Reception/Kitchen area. In our opinion, what makes this apartment unique is the overall size along with the plethora of natural light. The main reception area offers a fantastic space for those who love to entertain, offering space to host large furniture. Equally impressive is the amount of storage space available - with a large cupboard in the entrance hall and both bedrooms benefiting from built in wardrobes.



A exclusive selection of just nine luxury apartments surrounded by beautiful scenery and greenery and nestled in the highly desirable Kenley. 'The Grange' boasts the look of a period property but offers a stylish and modern feel throughout with each apartment benefiting from an array of natural light and character with tall ceilings. Thoughtfully designed throughout, the luxury kitchen offers high end integrated appliances and the units are complimented by contrasting stone worktops. To the front is an attractive a well maintained communal garden area and allocated parking space.

THE GRANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 833 SQ FT - 77.42 SQ M



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The Grange Firs Road, Kenley

- Luxury Apartment on a Private Road
- Two Generous Double Bedrooms
- Stunning Bathroom Suites
- High Specification Kitchen
- External Storage Units
- Allocated Parking
- Large Private Balcony
- Landscaped Communal Gardens

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.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107471



Property Ref:
SAN107471 - 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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