



A TWO BEDROOM GROUND FLOOR FLAT WITH ITS OWN PRIVATE GARDEN
SET WITHIN A PRIVATE COURTYARD DEVELOPMENT* *17' 10" x 14' 1" (5.43m x 4.30m) Max LIVING ROOM
KITCHEN WITH VIEWS TO THE GARDEN* *13' 1" x 11' 2" (3.98m x 3.40m) CONSERVATORY
SHARE OF FREEHOLD, LONG LEASE, NO ONWARD PROPERTY CHAIN!

A DELIGHTFUL TWO BEDROOM GROUND FLOOR FLAT accessed via landscaped Communal Gardens in a Courtyard Setting. The flat has it's own enclosed rear Garden with a patio, lawn and established borders. There is a large **L'SHAPED LIVING ROOM** with access to the Kitchen and a large pitched roof **CONSERVATORY** with double doors to the Garden. Both Bedrooms have built-in wardrobes, there is also a modern Shower Room. The flat also has a Single Garage with an electric up & over door within a block. **NO ONWARD HOUSE CHAIN!**

Hayes Lane, Kenley, Surrey CR8 5JR
ASKING PRICE: £325,000 LEASEHOLD WITH A SHARE OF FREEHOLD



DIRECTIONS

From Kenley Railway Station and local shops, proceed up Hayes Lane which continues into Park Road and on again into Hayes Lane. Access to the Development is on the left hand side, there are several Residents Parking Bays, on the right hand side a driveway leads to the Garage Block. The Flat is located at the far end of the Communal Gardens in the left hand corner.

LOCATION

The property is located in a convenient quiet Development in Hayes Lane, Kenley. Local shopping facilities and Kenley Railway Station are within half a mile away. The train station (Zone 6) has regular services into Central London, via Victoria and London Bridge.

The towns of Purley, Whyteleafe and Caterham also have excellent High Street shopping facilities including a wide choice of supermarkets, restaurants and independent speciality shops and their own train stations. The nearest access to the M25 can be found at Godstone, Junction 6.

There are plenty of recreational options and wide-open spaces within the area which include Kenley Aerodrome (just Gliders) for walking and cycling, Kenley & Coulsdon Commons, several Golf Clubs and a Sports Centre at De Stafford in Caterham.

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted Communal Hallway leading to the front door.

ENTRANCE HALLWAY

L-shaped Entrance Hallway with ceiling downlighters. Airing Cupboard and a further Storage Cupboard.

LIVING ROOM 17' 10" x 14' 1" (5.43m x 4.30m) Max

Wide double glazed bay window to the front aspect, coved ceiling with downlighters, telephone point, TV point, double and single radiators. Arch to:

KITCHEN 9' 1" x 8' 6" (2.78m x 2.60m)

Double glazed window to the rear aspect, range of wall and base units with matching worktops. Space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer. Built in four ring gas hob with an extractor fan above and a Hotpoint electric oven and grill below. One and a half bowl sink unit with a mixer tap, wall mounted IDEAL gas fired combination boiler, tiled surrounds and quarry tiled flooring.

BEDROOM TWO 8' 2" x 8' 7" (2.48m x 2.61m)

Double glazed doors to the Conservatory, two built in double wardrobes to one wall, radiator.

CONSERVATORY 13' 1" x 11' 2" (3.98m x 3.40m)

Double glazed to three sides above a low brick wall, double glazed french doors to the Rear Garden patio. Electric heater and double radiator, power and light.

BEDROOM ONE 14' 2" x 8' 8" (4.33m x 2.65m)

Double glazed window to the rear, built in wardrobe with sliding mirror fronted doors, telephone point and double radiator.

SHOWER ROOM 7' 3" x 5' 6" (2.21m x 1.67m)

Double glazed frosted window to the rear. Modern suite with chrome fittings comprising of a large corner style shower cubicle with a mixer shower fitment with an overhead shower rose and hand held attachment, vanity wash hand basin and a corner low flush WC. Coved ceiling with inset downlighters, wall mounted ladder style towel rail / radiator.

OUTSIDE

REAR GARDEN

A great size **OWN GARDEN** with a large paved patio surrounding the Conservatory, there is a path leading to the rear of the garden with a gated access to Hayes Lane and a small storage unit and a timber shed. The remainder of the Garden is mainly laid to lawn with flowerbed and herbaceous borders.



GARAGE

There is a single Garage set within a block with an electric up and over door. This is located on the right hand side as you enter the Development.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 Years from 25/3/1968 with a Share of Freehold.

SERVICE CHARGE: £88.00 pcm inclusive of Building Insurance.

GROUND RENT: NIL

The current Council Tax Band is '**D**', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

5/10/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

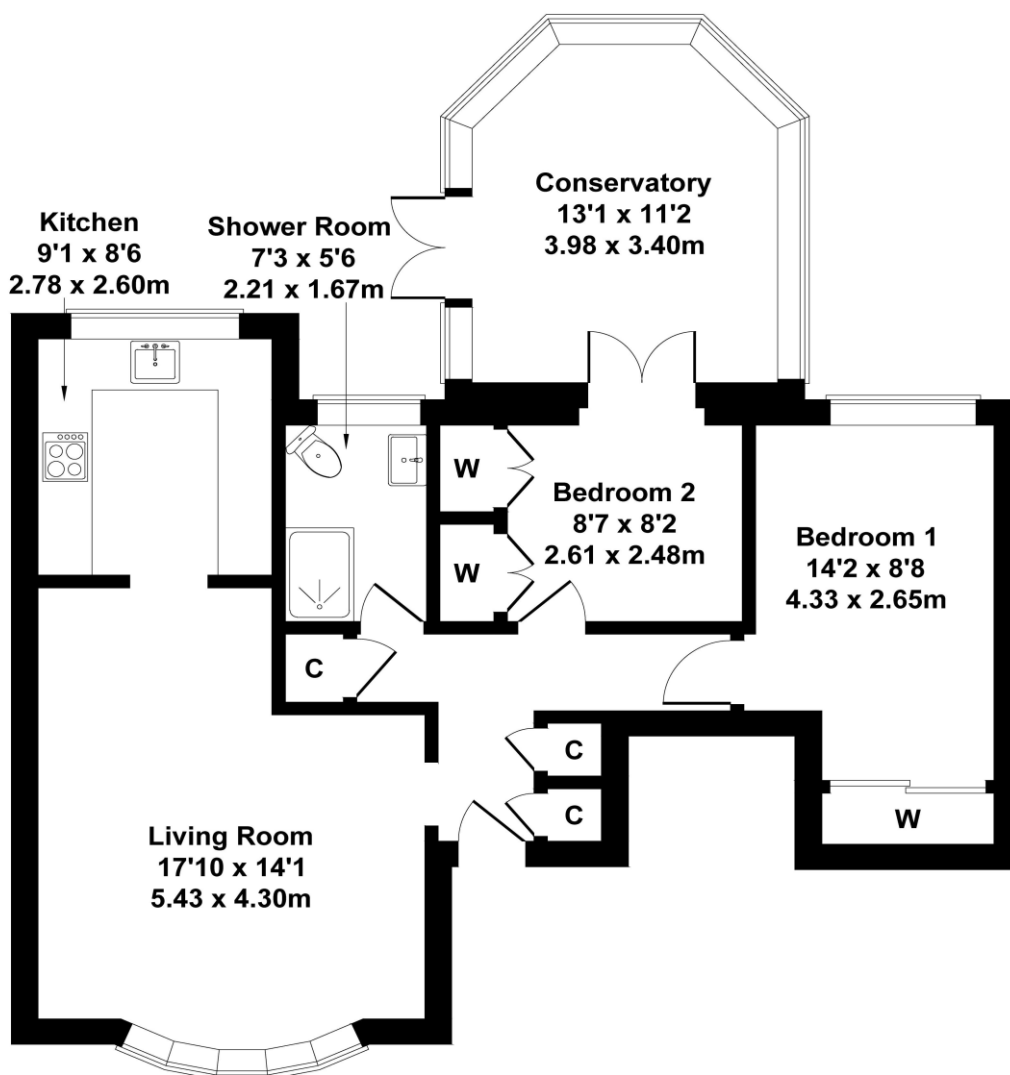
WWW.EPC4U.COM



FLOORPLAN

Hayes Lane , Kenley

Approximate Gross Internal Area
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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