



***STUNNING MODERN GROUND FLOOR ONE DOUBLE BEDROOM APARTMENT - NO ONWARD CHAIN! ***

19' 6" x 9' 9" (5.94m x 2.97m) LOUNGE WITH ACCESS TO THE PATIO

13' 5" x 8' 2" (4.09m x 2.49m) DOUBLE BEDROOM WITH BUILT-IN WARDROBE

12' 3" x 6' 3" (3.73m x 1.90m) FABULOUS BATHROOM - A GREAT SIZE! *** ***LED FITTED DOWNLIGHTERS TO ALL ROOMS, CENTRALLY CONTROLLED ELECTRIC HEATING ***OWN PATIO GARDEN WITH VIEWS TO THE REAR***

AN IMPRESSIVE LARGE ONE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN REAR FACING PATIO.

The property has a great size Lounge and a modern fitted Kitchen, full of built-in appliances with ample space for a Dining/Breakfast table. The Double Bedroom and the Lounge have direct access onto the Patio. There is a large Bathroom with a separate Shower and Bath. The property is double glazed and is conveniently located within a mile of Kenley Railway Station and local shopping facilities. **A STUNNING APARTMENT - NO ONWARD CHAIN!**

The Cascades, 18 Valley Road, Kenley, Surrey CR8 5DG

ASKING PRICE: £250,000 Leasehold



DIRECTIONS

From Kenley Railway Station proceed along Valley Road towards Whyteleafe, The Cascades is on the left-hand side secluded from the road. The flat is within the block on the left hand side, the entrance to the Communal Hallway is to the front of this block.

LOCATION

Local shopping facilities and Kenley Railway Station are just around half a mile away. The train station (Zone 6) has regular services into Central London, Victoria (37mins) and London Bridge (35mins).

The towns of Purley 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. In fact Purley has a 24 hour train service to London and Gatwick. Access to the M25 can be found at either Godstone, Junction 6, or via the M23 at Hooley.

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

A GREAT LOCATION FOR ACCESS TO THE TOWN & COUNTRYSIDE

ACCOMMODATION

COMMUNAL HALLWAY

Secure Entryphone System, carpeted Communal Hallway with a return set of stairs leading to the lower Ground Floor. There is an access Communal Door from the rear of the block to the Communal Gardens and Residents Parking area.

ENTRANCE HALLWAY 9' 2" x 5' 6" (2.79m x 1.68m)

An inviting spacious Entrance Hallway with inset downlighters, built in Airing Cupboard with a hot water tank (off-peak water heating system), a heating control unit for the individual radiators and the electric fuse box.

LOUNGE 19' 6" x 9' 9" (5.94m x 2.97m)

A great size Lounge with a set of double glazed doors with blinds leading to the rear facing sole use Patio Garden. Inset downlighters to the ceiling, engineered wood flooring, TV point (Virgin connection in block), TV point and telephone point. Electric wall mounted heater.

KITCHEN 12' 2" x 9' 9" (3.71m x 2.97m)

A modern fitted Kitchen with a high level double glazed window to the side and ample space for a table and chairs for dining. There is a range of modern style wall and base units with granite worktops incorporating a single bowl sink unit with a mixer tap. The kitchen has a built-in electric oven, four ring Electric Hob with an Extractor Fan above, built in Dishwasher, a built-in Washer/Dryer and a Fridge/Freezer and Microwave. Next to and above the Washer/Dryer there are useful built in Larder/Cupboards. Inset downlighters to the ceiling and tiled flooring and an electric wall mounted heater.

DOUBLE BEDROOM 13' 5" x 8' 2" (4.09m x 2.49m)

A good size Bedroom with a set of double glazed doors with fitted blinds leading to your own Patio. Built in double wardrobe, electric wall mounted heater.

BATHROOM 12' 3" x 6' 3" (3.73m x 1.90m)

A large modern fitted Bathroom which includes an enclosed large separate Shower as well as a great size panelled Bath. There is a vanity wash hand basin with wooden storage cabinets below and a large wall mounted mirror above and a low flush WC with a concealed cistern. Tiled splashbacks and a tiled flooring, inset downlighters and an extractor fan.

PRIVATE PATIO

The property has it's own patio extending the the whole width of the flat, around 18" (5.48m). The patio has been paved and is an ideal place for Garden Pots if required. There are views to the rear onto the Communal Gardens and beyond.



RESIDENTS ALLOCATED PARKING

To the rear of the building there is a large parking area for Residents use only The property has an allocated parking bay, number 2.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 01/06/2006

MAINTENANCE/SERVICE CHARGE: £2,400 pa

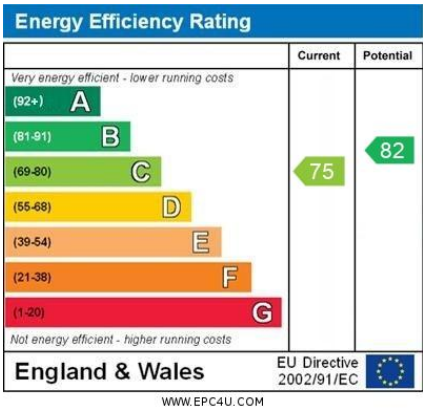
GROUND RENT: £75.00 pa

COUNCIL TAX: The current Council Tax Band is 'C', via London Borough of Croydon.

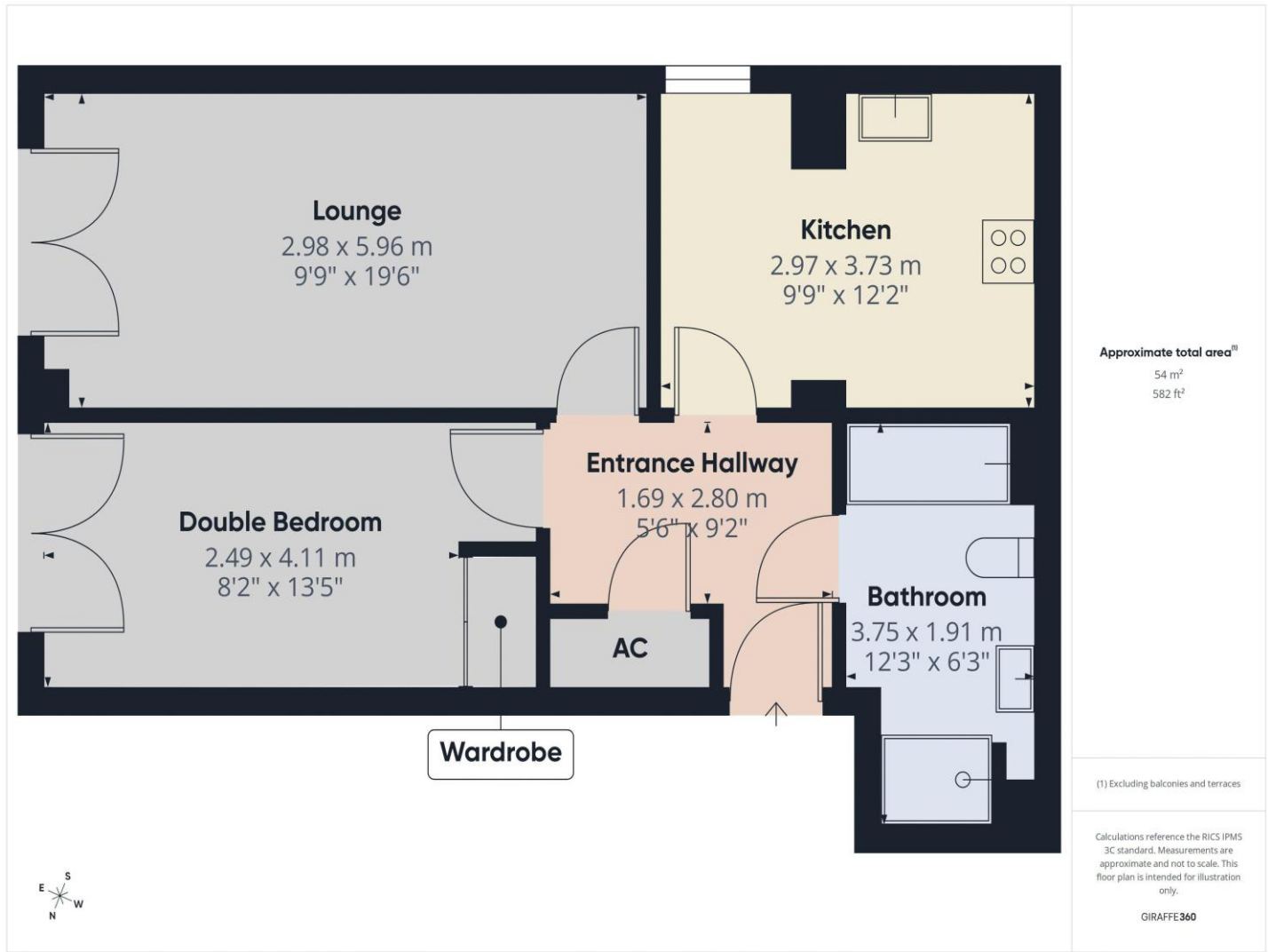
30/03/2026



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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