



**Flat 9, Mandrel House, 10 Old Barn Lane
Kenley, CR8 5FN**

Guide Price £325,000



Flat 9, Mandrel House, 10 Old

Bark Lane CR8 5FN

Guide Price £325,000 - £350,000

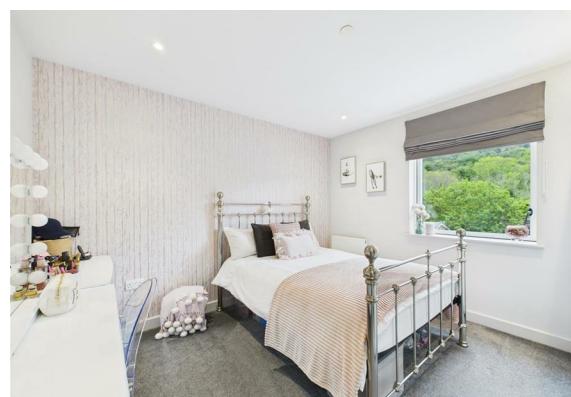
Enjoy modern living in this beautifully designed second floor apartment, built in 2019 and offering a perfect blend of space, style and convenience. The property is offered at the full asking price, but is also available on a 50% shared ownership basis, making it a flexible opportunity for a wide range of buyers.

Step inside and you will find a bright open plan lounge, dining and kitchen area, a sociable space for relaxing, entertaining or working from home. A Juliette balcony brings in plenty of natural light, while the sleek integrated kitchen makes everyday life effortless. The main bedroom comes complete with a private en suite shower room, and there is also a generous second bedroom and a fully tiled family bathroom.

Practical features have not been overlooked, with lift access to all floors, secure video entry, allocated parking and a long lease providing both comfort and peace of mind.

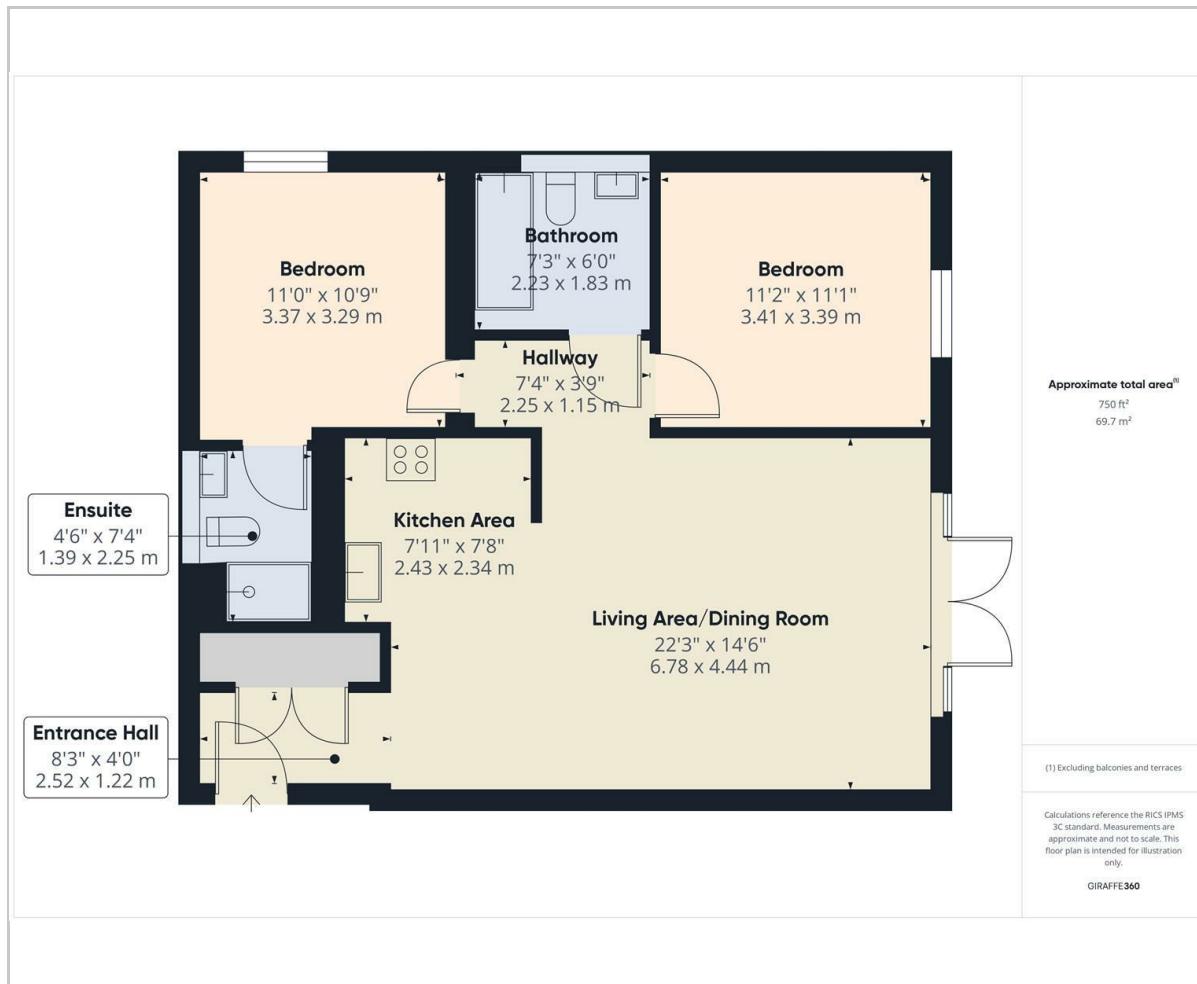
Located in Whyteleafe, the apartment is just moments from excellent transport connections including Whyteleafe and Upper Warlingham stations, with trains reaching London Bridge in around 40 minutes and Victoria in just 30. Local bus routes connect easily to Purley, Caterham and Croydon.

Whyteleafe itself offers a welcoming community with shops, pubs, restaurants and schools, while nearby Caterham and Purley provide a wider choice of supermarkets, leisure facilities and sports clubs. For those who enjoy the outdoors, Riddlesdown Common, Kenley Aerodrome and miles of open countryside are right on the doorstep, and the M25 at Godstone is within easy reach.

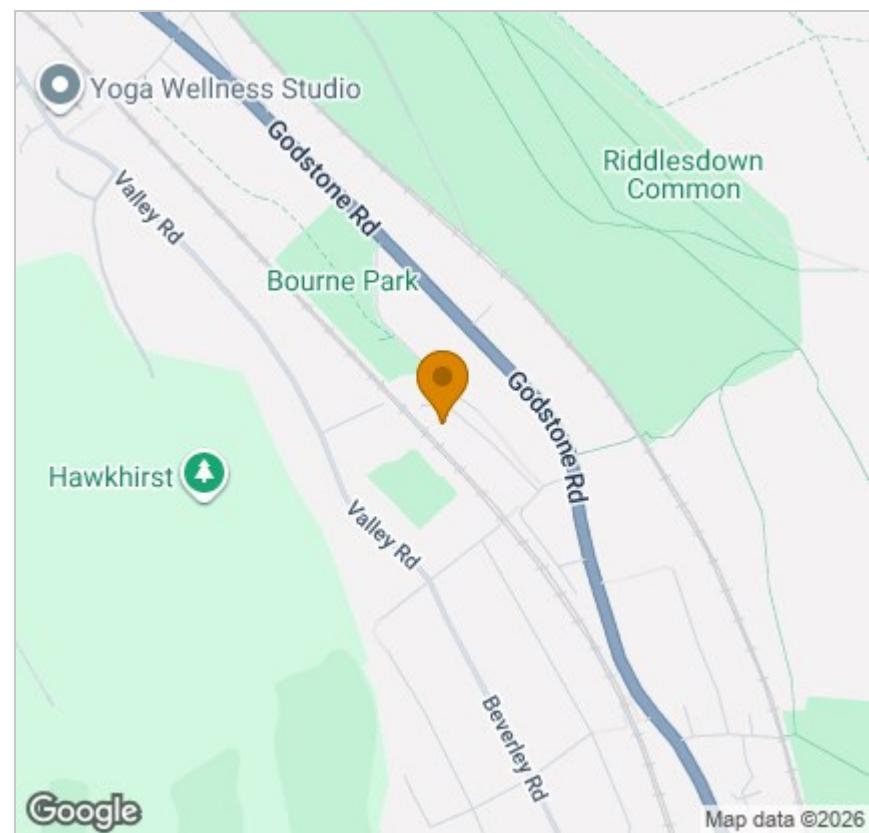




Floor Plan



Area Map



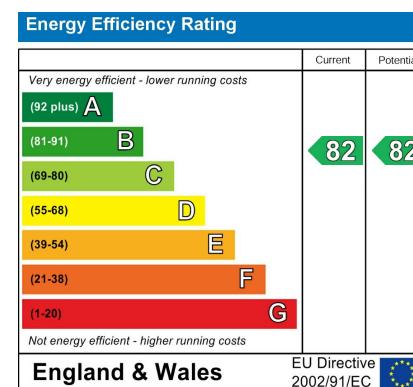
Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	