



TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM & SEPARATE BATHROOM

25' 2" x 10' 4" (7.66m x 3.15m) LIVING ROOM WITH DINING AREA* *FITTED KITCHEN WITH SEPARATE UTILITY

13' 6" x 12' 2" (4.11m x 3.71m) MASTER BEDROOM WITH WARDROBES

DOUBLE GLAZED & GAS CENTRAL HEATING* *990 SQUARE FEET (92 SQUARE METRES) PLUS WORKSHOP

A UNIQUE AND IMPRESSIVE GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE / APARTMENT with its own Patio Garden extending to the whole width of the Block. The property occupies to whole rear section of the block and also includes a separate Workshop/Store and a Detached Garage. There is a fitted modern Kitchen and Utility and a large Living Room with direct access onto the Patio Garden. Both Double Bedrooms have built-in wardrobes with the Master Bedroom benefitting from an Ensuite Shower Room. Outside the Rear Patio looks over the Communal lawned Garden, **VERY CONVENIENT LOCATION, NO ONWARD CHAIN!**

Apartment Nightingales, 16 Valley Road, Kenley, Surrey CR8 5DG
Asking Price: £399,950 Leasehold



DIRECTIONS

From Kenley Railway Station proceed along Valley Road towards Whyteleafe, Nightingales is on the left hand side, drive along the driveway to the parking area at the rear, the entrance to the flat is at the rear of the 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.

The area has a good selection of schools in the public and private sectors which include Caterham School, Hayes School (in Hayes Lane), Whitgift School and Riddlesdown School.

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

ENTRANCE HALLWAY

A part panelled and glazed front door to the Hallway, coved ceiling, deep built-in storage cupboard, doorway to the Kitchen and separate door to the Utility Room, wood flooring, open plan to the Living Room.

UTILITY ROOM 9' 4" x 6' 2" (2.84m x 1.88m)

Double glazed frosted window to the side, range of wall and base units with matching worktops, wall mounted gas fired Worcester Combination Boiler, space and plumbing for a washing machine and space for a tumble dryer, coved ceiling and radiator.

KITCHEN 9' 11" x 8' 5" (3.02m x 2.56m)

Double glazed window to the rear aspect, range of modern white wall and base units with matching worktops, tiled surrounds and a pull-out larder, one and a half bowl sink unit with a mixer spray tap and cupboards under. Built-in Fridge/Freezer and Dishwasher. Two built-in electric Ovens with a Microwave above and a plate warming drawer, built-in four ring Gas Hob with an Extractor Fan above, coved ceiling and a tiled floor.

LIVING ROOM INCLUDING DINING AREA

25' 2" x 10' 4" (7.66m x 3.15m)

Double glazed sliding patio door to the rear patio, coved ceiling, wood flooring, open to the Hallway and access to a second Hallway leading to the Bedrooms and Bathroom. TV point and two double radiators.

MASTER BEDROOM 13' 6" x 12' 2" (4.11m x 3.71m)

Double glazed window to rear, built in wardrobes to either side of a double bed recess and side drawer cabinets. Further built-in wardrobes, wood flooring, doorway to a Dressing Area with wardrobes and door to:

EN-SUITE SHOWER ROOM 5' 8" x 7' 8" (1.73m x 2.34m)

Frosted window to the side aspect, modern suite comprising of a walk-in double shower cubicle, pedestal wash hand basin and a low flush WC. Tiled surrounds and flooring. Extractor fan, double radiator and towel rail, wall mounted vanity cabinet.

BEDROOM TWO 13' 11" x 8' 10" max (4.24m x 2.69m max)

Double glazed sliding patio doors to the patio, range of built-in floor to ceiling wardrobes plus a Dressing



Table unit with drawers and display shelving. There are storage lockers above the double bed recess, double radiator.

BATHROOM 7' 0" x 6' 5" (2.13m x 1.95m)

Modern white suite comprising of a rounded panelled bath with a shower curtain surround and a mixer tap and shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds and tiled flooring, coved ceiling, wall mounted towel rail/radiator and extractor fan.

OUTSIDE

OWN GARDEN RAISED PATIO

There is a large tiled patio to the rear of the Maisonette with a retaining low wall and a sunken Fishpond with planted surrounds to one corner. There is an outside tap and outside lights around the pond and along to retaining wall. Access to a large Storage Room.

LARGE L'SHAPED WORKSHOP/STORAGE ROOM

10' 7" extending to 21'2" x 11' 4" (3.22m extending to 6.45m x 3.45m)

A Large Workshop/Storage Room with lots of shelving and power and light. An ideal space to store Garden Furniture in the winter months.

SINGLE GARAGE & ALLOCATED PARKING SPACE

To the rear of the Communal Garden there is a parking area, the property has a single Detached Garage with an up and over door. The parking space next to the Garage is allocated to the flat. The parking area is accessed via a long driveway to the side of Nightingales.

COMMUNAL GARDEN

The Communal Garden is to the rear of Nightingales and is mainly laid to lawn.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 25/3/1995

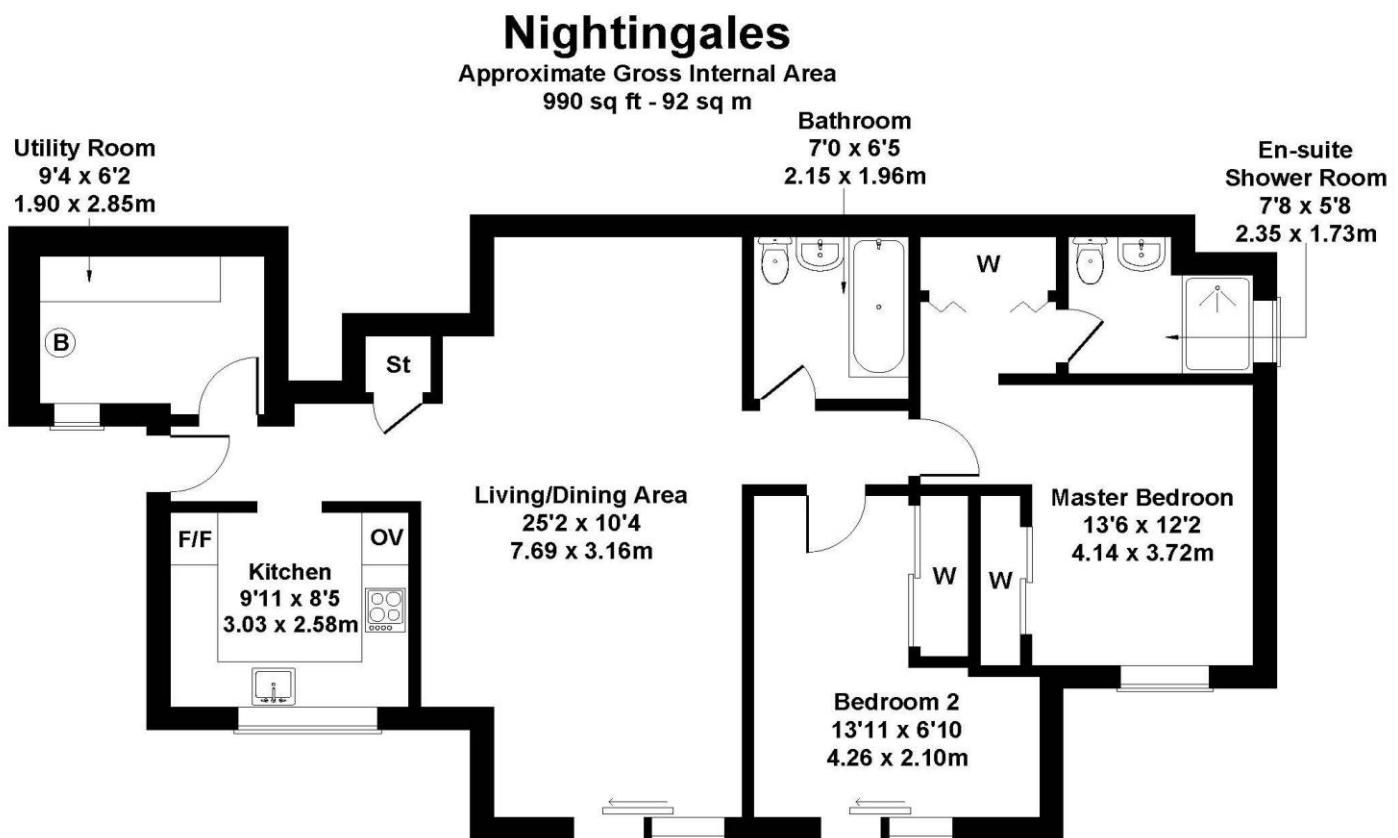
MAINTENANCE/SERVICE CHARGE, BUILDING INSURANCE & GROUND RENT COMBINED: £229.00 per calendar month

The current Council Tax Band is 'E', via London Borough of Croydon, 2025 - 2026.

7/11/2025



FLOORPLAN

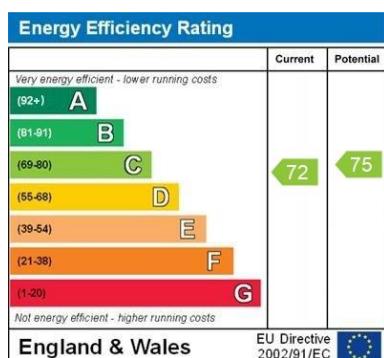


Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk