


**The Cascades Valley Road, Kenley CR8 5DG**

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***Welcome to***

## The Cascades Valley Road, Kenley

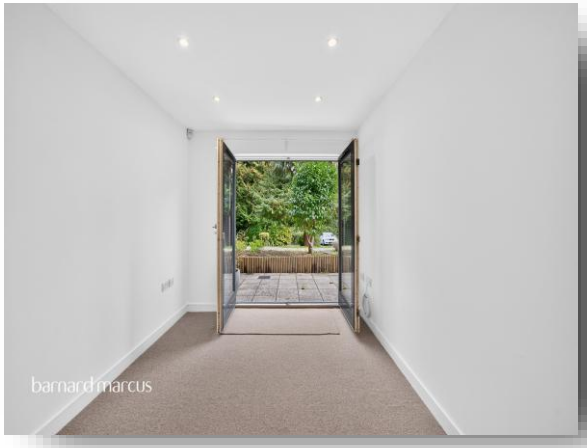
Set on the highly regarded Valley Road in CR8, this beautifully presented ground floor apartment offers generous living space, excellent convenience and an attractive setting, just a short stroll from Kenley Station, local shops and bus services along Godstone Road.

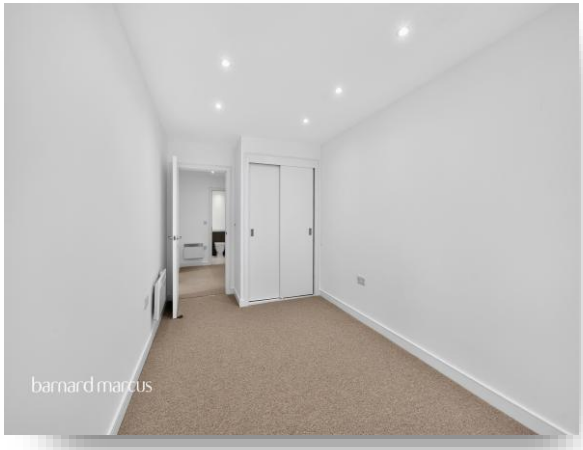
The property boasts a spacious and light-filled reception room, creating an inviting space for both relaxation and entertaining, with direct access to a private patio area overlooking the well-maintained communal gardens. A large, contemporary kitchen provides ample storage and workspace, making it both practical and stylish. Further accommodation includes a generously sized double bedroom, a modern bathroom and a welcoming entrance hall, all presented to a high standard throughout. Externally, residents benefit from attractive communal grounds and the convenience of an allocated parking space.

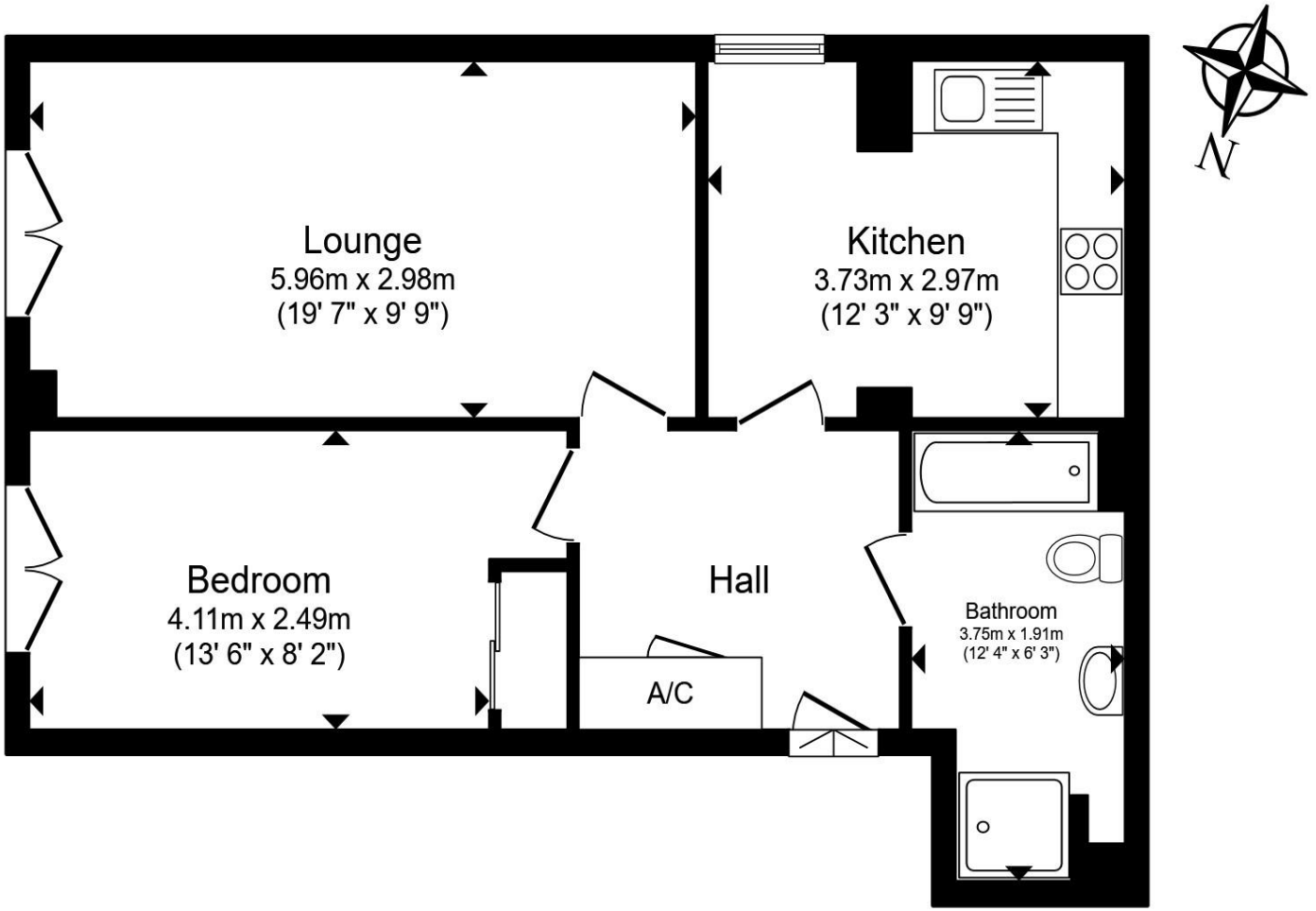
Purley High Street is within easy reach, offering an excellent selection of shops, cafés, restaurants and amenities, including a Tesco Superstore.

For those who enjoy outdoor pursuits, the area is surrounded by an abundance of green open spaces, including Kenley Aerodrome, Riddlesdown Common and several well-regarded golf courses, providing the perfect balance of town and country living.






Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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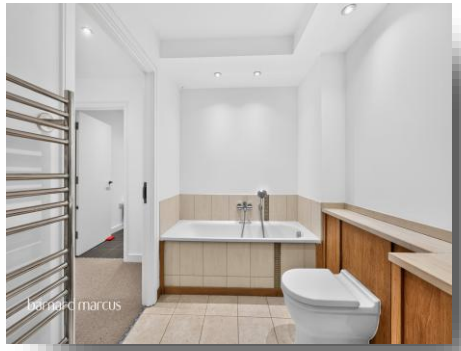
# The Cascades Valley Road, Kenley

- One bedroom ground floor apartment
- Purpose built
- Private patio area and communal gardens
- Allocated parking space
- No chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

## £250,000










Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/SAN108261

The Property Ombudsman

Property Ref:
SAN108261 - 0003

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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