



MONOCHROME | HOMES

£1,500

69 Lower Road, Kenley, CR8 5FF

Property Summary

OVERVIEW

A well-presented modern apartment that is situated just a short walk from Kenley and Purley train stations. The property is offered to the market in excellent decorative order throughout and is ready for a tenant to move straight in.

Accommodation

Platinum apartments would ideally suit a young couple looking to get onto the property ladder. It would also make an excellent buy to let investment with rental demand high in the area.

The apartment is situated on the second and the accommodation briefly comprises entrance hall with storage cupboard, a spacious open plan reception room with modern fitted kitchen complete with integrated appliances, two double bedroom and modern bathroom.

Outside is a communal roof terrace and the property benefits from an allocated underground parking space.

Location

The property is situated on a quiet road in the sought after location of Kenley. Located within half a mile of Kenley Railway Station, there are a range of independent convenience stores located on the Godstone Road, with further amenities as well as Tesco Extra, in Purley and Tesco Express in Whytleafe. The area is close to open countryside, such as Riddlesdown Common and Kenley Aerodrome, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. There is also a wide array of local schooling catering to all needs and age groups, including The Hayes Primary School, Riddlesdown Academy and Abbey Wood Grange Nursery which is located on Church Road.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		86	86
(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	

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