

Station Road, Whyteleafe, CR3 0EP

Offers in excess of £275,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Offered to the market chain free is this modern, well-presented one-bedroom executive apartment with a private balcony and parking, situated next door to great commuter links.

### Accommodation

The home enjoys generous living space, an open plan kitchen with integrated appliances and double bedrooms along with a spacious modern family bathroom. The property is open and light throughout. This home is equipped with a modern and contemporary finish and is presented in a show-home format. The property is in excellent condition throughout. This lovely home holds a balcony to the front of the property, coming off of the reception room.

The property is well located close to local shops and a short walk from Upper Warlingham and Whyteleafe station. You have the luxury of an underground allocated parking at the front of the property and visitor bays. There is an entry phone system and a beautifully presented entrance lobby for your convenience.

### Location

Whyteleafe offers an escape from the hustle and bustle of city life, yet is under half an hour to London Victoria or London Bridge and less than an hour to the famous coastal town of Brighton, as well as a short distance to Gatwick Airport. Grosvenor Place is really in an ideal location. Set within a short walk to mainline train stations you are spoiled with the choice of Whyteleafe and Upper Warlingham. Situated on the bus route of the 407 which allows commuters direct access to Croydon. The property is located with great access to shops, pubs and restaurants.

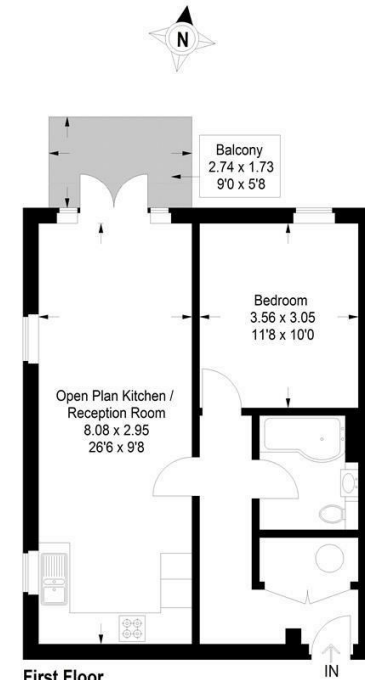
### Disclaimer

"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."

## Grosvenor Place, CR3

Approximate Gross Internal Area  
50.3 sq m / 541 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1163366)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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