



PRICE £500,000 LEASEHOLD

CROFTWOOD, APARTMENT 1, 170 HAYES LANE, KENLEY, SURREY, CR8 5HQ

ShineRocks
PROPERTY AGENTS

A newly converted and beautifully appointed, three double bedroom, two bathroom apartment, situated on the ground floor of this impressive Edwardian building, located in a lovely semi-rural location. Whether you are down sizing, a first time buyer or just looking for a lovely lock up and go, in our opinion, apartment one represents a unique buying opportunity. ****40% LONDON HELP TO BUY AVAILABLE****.

THE ACCOMMODATION COMPRISES: COMMUNAL ENTRANCE HALL, ENTRANCE LOBBY, STORAGE CUPBOARD, DOUBLE ASPECT MASTER BEDROOM WITH EN-SUITE BATHROOM, TWO FURTHER DOUBLE BEDROOMS, TREBLE ASPECT KITCHEN/LIVING ROOM WITH FRENCH DOORS TO PRIVATE PAVED TERRACE AND GARDEN, ALLOCATED PARKING SPACE.

RESERVE BEFORE 31ST JANUARY 2020

STAMP DUTY PAID

FIRST TIME BUYERS ONLY

TERMS AND CONDITIONS APPLY

CONTACT SHINEROCKS FOR MORE DETAILS





DESCRIPTION Available on the London "Help to Buy Scheme". Located on the ground floor of this truly impressive Edwardian building, this show apartment is one of just five available in this beautiful conversion. Approached via a sweeping in and out driveway, situated in a lovely semi-rural location backing onto the open grassland and meadows of Betts Mead. Flat 1 represents a unique buying opportunity for the discerning purchaser. Communal entrance hall, front door to entrance lobby, spacious entrance hall with storage cupboard, triple aspect kitchen/living room with french doors to rear paved terrace, double aspect master bedroom with en-suite bathroom, two further double bedrooms. Private south west facing rear terrace and garden. Video entry system and private parking for one car to the front. 150 YEAR LEASE - GROUND RENT £250 P/A FOR THE DURATION OF THE TERM - SERVICE CHARGE TBA. ****40% LONDON HELP TO BUY AVAILABLE****.

AMENITIES 'Croftwood' is situated on a large, secluded plot, approached via an in and out sweeping driveway off Hayes Lane. Kenley Station is within a short drive serving London Bridge and Victoria within 29/32 minutes, as well as local shops. A level walk takes you to Kenley Aerodrome, The Wattendon Public House and Kenley Common. A short drive away you will find Caterham Town Centre with its many shopping facilities as well as Purley Town Centre offering its main line station as well as shops, bars and restaurants. The area is well served by many excellent schools which include The Hayes Primary School, Riddlesdown Collegiate and Caterham co-educational day and boarding school. Extensive shopping facilities can be found in Croydon Town Centre, with superstore shopping on the Purley Way. The M25/M23 is easily accessible within a fifteen minutes drive.

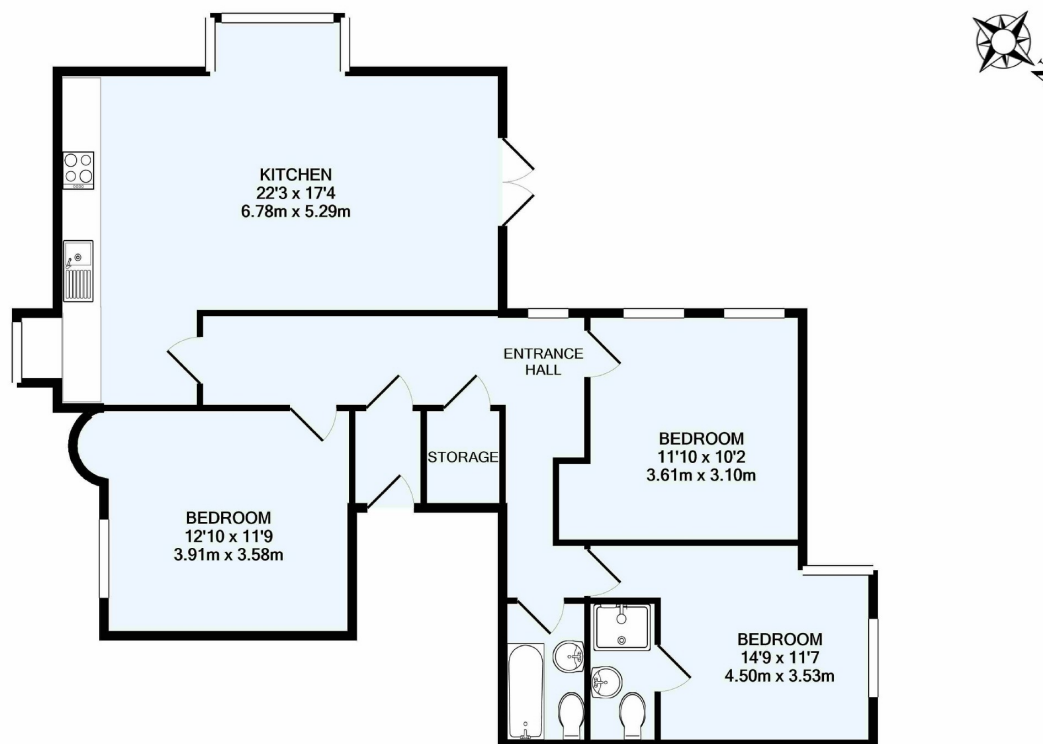
FEATURES VIDEO ENTRANCE SYSTEM, LAMINATE & CARPETED FLOORING, DOUBLE GLAZED LEADED LIGHT WINDOWS, LOW ENERGY LIGHTING, GAS CENTRAL HEATING, NEWLY FITTED BATHROOMS WITH ELECTRIC UNDER FLOOR HEATING, FULLY FITTED KITCHEN WITH QUARTZ WORK TOPS, BOSCH FRIDGE/FREEZER, OVEN & HOB, EXTRACTOR, DISH WASHER, WASHING MACHINE, PRIVATE TERRACE AND GARDEN, COMMUNAL GROUNDS, PRIVATE PARKING SPACE, 10 YEAR BUILD WARRANTY.

OUTSIDE Approached from Hayes Lane, via a sweeping in and out driveway with private allocated parking space, communal grounds to both the front and rear. Private south west facing terrace and garden, accessed via french doors from the kitchen/living room. Backing directly onto the open grassland and meadows of Betts Mead.

EPC 67 - 78

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TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.2 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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