



PRICE £299,950 LEASEHOLD

FLAT 7, 36 WELCOMES ROAD, KENLEY, SURREY, CR8 5HD

**ShineRocks**  
PROPERTY AGENTS



Apartment 7 is located on the 1st floor: Communal entrance with stairs and lift to first floor, entrance hall, triple aspect kitchen/living/dining room, double aspect bedroom, family bathroom. Private parking space for one vehicle. **\*\*40% LONDON HELP TO BUY AVAILABLE\*\***.

THE ACCOMMODATION COMPRISES: COMMUNAL ENTRANCE HALL WITH STAIRS & LIFT TO FIRST FLOOR. ENTRANCE HALL, TRIPLE ASPECT KITCHEN/LIVING/DINING ROOM, DOUBLE ASPECT BEDROOM, LUXURY BATHROOM. PRIVATE PARKING SPACE.





**DESCRIPTION** 40% LONDON HELP TO BUY AVAILABLE, 6 YEAR PROFESSIONAL CONSULTANTS' CERTIFICATE, 50% RESERVED - RESERVE OFF PLAN or telephone for more INFORMATION (photos shown are a selection from different apartments in the development). 36 Welcomes Road is a development of just 8, one, two and three bedroom apartments, Located in Kenley's most sought after premier private road, just 5 minutes walk to Kenley station. This beautiful and imposing, 1906 Edwardian building, stands proudly in delightful secluded grounds. The property has been imaginatively converted by "Property Experts", using quality materials, with luxury fitted kitchens, bathrooms and Lift to ground and first floors. All apartments have private parking with apartments 1-4, 6 & 8 having there own private garden. Apartment 7 is located on the 1st floor: Communal entrance with stairs and lift to first floor, entrance hall, triple aspect kitchen/living/dining room, double aspect bedroom, family bathroom. Private parking space for one vehicle, recycling facilities, cycle store. 125 YEAR LEASE. ESTIMATED SERVICE CHARGE £857.23 P/A. GROUND RENT £450.00 P/A. EPC: TBA. PRICES FOR APARTMENTS: (1) £475,000 SOLD STC (2) £400,000 SOLD STC (3) £385,000 (4) £465,000 SOLD STC (5) £315,000 (6) £405,000 SOLD STC (7) £299,950 (8) PENTHOUSE £450,000 SOLD STC.

**AMENITIES** 36 Welcomes Road is situated towards the bottom end of Welcomes Road. A few minutes walk down to Kenley Station serving London Bridge and Victoria from 37 minutes, as well as local shops and two bus routes. The building is within easy walking distance of Kenley Common. The area is well served by many excellent state and independent schools; notable independent schools include Cumnor House, Whitgift, Old Palace, Croydon High, Trinity, and Caterham co-educational day and boarding school. A short drive away you will find Caterham Town Centre with Waitrose, Morrisons and many shops, bars and restaurants. Purley Town Centre offering its main line train station and Tesco's supermarket is also nearby. There are numerous golf courses in the area including Surrey National and Purley Downs. Extensive shopping facilities can be found in Croydon Town Centre with superstore shopping on the Purley Way. The M25 and M23 are easily accessible within about a twenty minute drive, Gatwick Airport being approximately 30 minutes away by car or train.

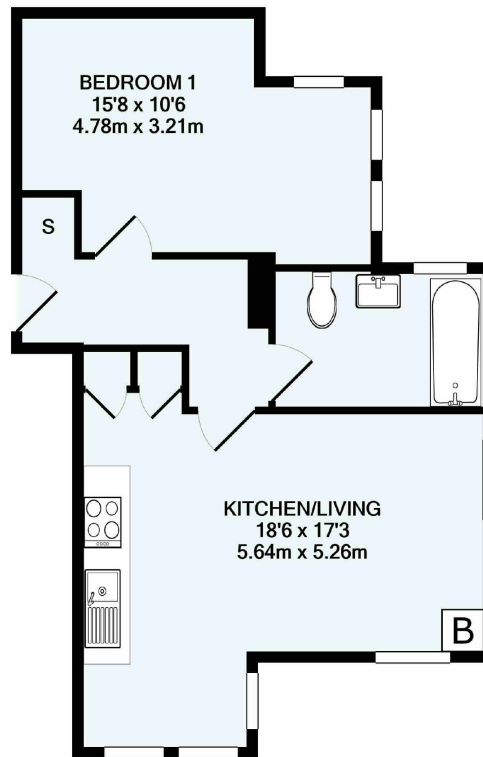
**OUTSIDE PRIVATE PARKING:** Approached via a brick pillared entrance, sweeping tarmac driveway through a canopy of mature conifers, leading to a large tarmac parking area. Allocated parking space. Communal lawn areas to both sides, with a variety of trees and mature shrubs, steps to front door.

**FEATURES** LED LIGHTING - DOUBLE GLAZING - SMOKE ALARMS - EXTERNAL SECURITY LIGHTING - VIDEO ENTRY SYSTEM. GAS COMBI BOILERS - DEDICATED TV, SKY AND BT POINTS - GREY OAK INTERNAL FIRE DOORS - USB CHARGING PLUG SOCKETS TO LIVING ROOMS AND BEDROOMS - DEEP PILE WOOL CARPETS - FULLY FITTED KITCHENS WITH QUARTZ WORKTOPS - COLOURED GLASS SPLASHBACKS - ZANUSSI APPLIANCES INCLUDING: DISHWASHERS & INSINKERATOR BOILING HOT WATER TAPS. BATHROOMS WITH GEBRIT TOILET CISTERNS AND ROCA/RAK WALL MOUNTED WC'S WITH SOFT CLOSE SEATS - CROSSWATER TAPS AND SHOWER VALVES - WALL MOUNTED VANITY UNITS WITH SOFT CLOSE DRAWERS - ITALIAN LARGE FORMAT BATHROOM TILES.

**EPC** To be advised.

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TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 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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