



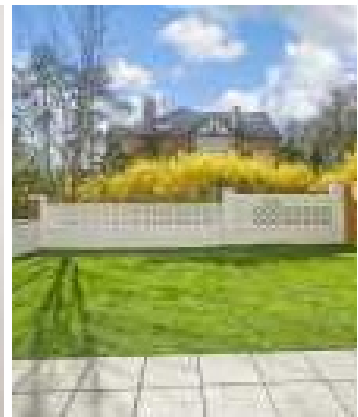
PRICE £405,000 LEASEHOLD

FLAT 6, 36 WELCOMES ROAD, KENLEY, SURREY, CR8 5HD

ShineRocks
PROPERTY AGENTS

Located on the first floor, apartment six is a two double bedroom, two bath/shower room luxury apartment, with a separate utility room. It feels like driving or walking into your grounds with the beautiful Manor House just waiting for you to step inside and you will not in our opinion be disappointed, apartment six has it's own fully enclosed West facing level garden.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, FULLY FITTED KITCHEN/DINER/LIVING ROOM WITH BI FOLD DOORS TO PRIVATE GARDEN, BEDROOM TWO WITH FITTED WARDROBES, BEDROOM ONE WITH FITTED WARDROBE & EN-SUITE SHOWER ROOM, FAMILY BATHROOM, UTILITY ROOM, PRIVATE GARDEN, PARKING SPACE.





DESCRIPTION 36 Welcomes Road is a development of just 8, one, two and three bedroom apartments. 40% LONDON HELP TO BUY AVAILABLE, 6 YEAR PROFESSIONAL CONSULTANTS' CERTIFICATE, PRICES FROM: £299,950 - 50% RESERVED - RESERVE OFF PLAN or telephone for more INFORMATION (photos shown are a selection from different apartments in the development). 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 basement level, ground and first floors. All apartments have private parking with apartments 1-4, 6 & 8 having there own private garden. Apartment 6 is located on the first floor with direct access to private garden: Communal entrance, entrance hall, fully fitted kitchen/living/diner with bi-fold doors to private paved terrace and garden, bedroom two with fitted wardrobes, bedroom one with fitted wardrobes and en-suite shower room, utility room, family bathroom. Fully enclosed West facing garden. Private parking space for one vehicle, recycling facilities, cycle store. 125 YEAR LEASE. ESTIMATED SERVICE CHARGE £1,191.57 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 REAR GARDEN: Approached via bi-fold doors from the main living room area, paved sun terrace leading to fully enclosed West facing garden, mainly laid to lawn.

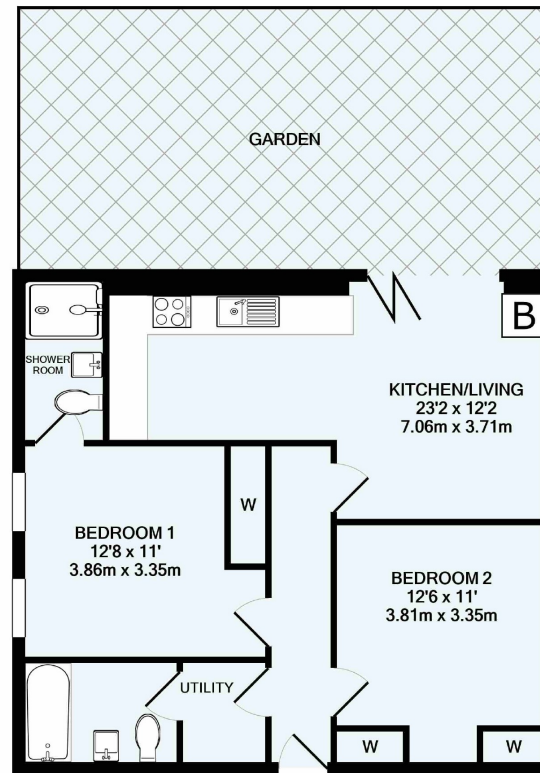
COMMUNAL AREAS: Approached via a brick pillared entrance, sweeping tarmac driveway through a canopy of mature conifers, leading to a large tarmac parking area. Allocated parking space. Communal lawn areas to both sides of driveway, with a variety of trees and mature shrubs, steps to front door.

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.

PRICE £405,000 LEASEHOLD

FLAT 6, 36 WELCOMES ROAD, KENLEY, SURREY, CR8 5HD



TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)
Made with Metropix ©2020

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

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010

ShineRocks Park Lane Office Tel: 020 7409 8341

www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

ShineRocks
PROPERTY AGENTS