



2 Foxley Road, Kenley, CR8 5FE

Guide price £325,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

A well-presented one-bedroom apartment close to public transport and amenities. Benefiting from allocated parking and communal gardens

### Accommodation

This ground-floor apartment is offered to the market chain free. The property includes a spacious living/kitchen area with fully fitted appliances, a double bedroom and a family bathroom. The property is light and airy throughout and is ready to move straight into.

### Location

This home is excellently located for easy access to Kenley station which provides connections into Central London, you also have multiple regular bus routes linking the surrounding towns. You have access to a variety of local amenities including shops and restaurants, as well as the centre of Purley being a short distance away which offers a variety of shops, bars, cafes and restaurants, as well as a superstore.

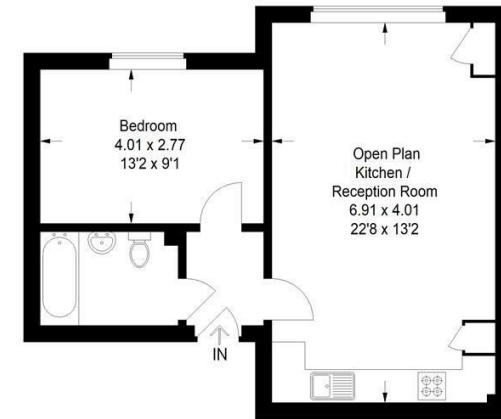
### Disclaimer

"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."

## Malvern House, CR8

Approximate Gross Internal Area  
47.6 sq m / 512 sq ft



### Ground 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. (ID1140844)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B				(92 plus) A	
(69-80) C				(81-91) B	
(55-68) D				(69-80) C	
(39-54) E				(55-68) D	
(21-38) F				(39-54) E	
(1-20) G				(21-38) F	
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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