



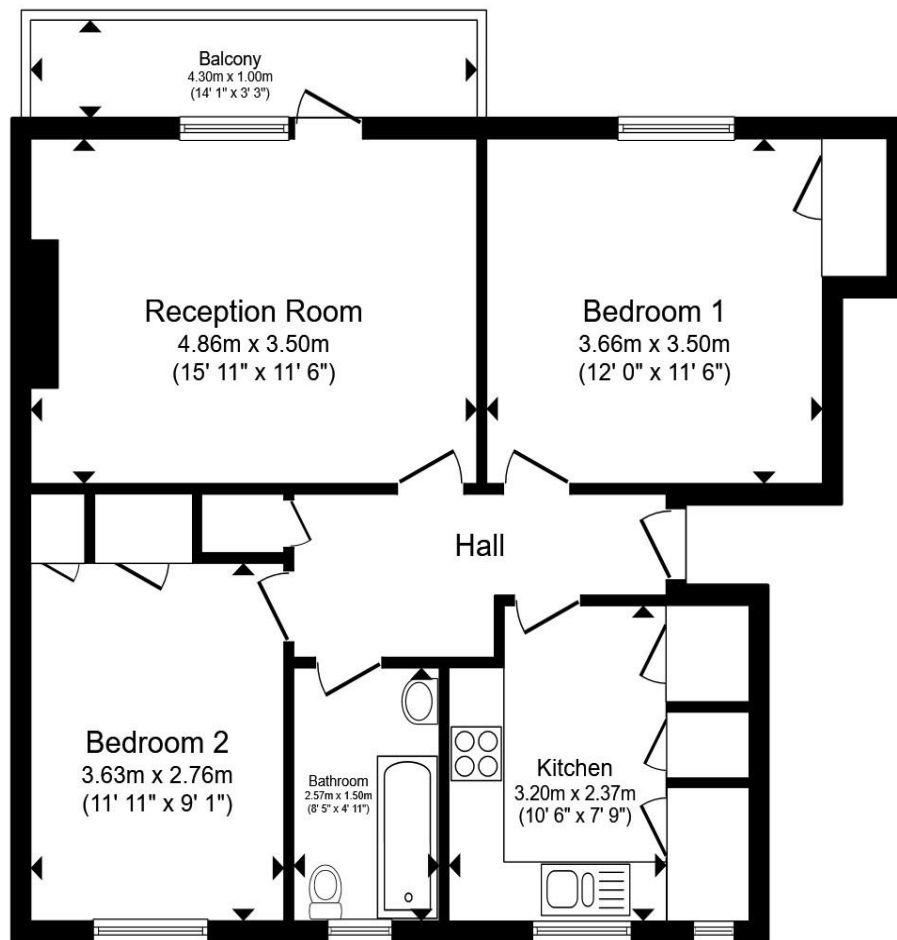
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Oaklands Hayes Lane, Kenley CR8 5LB

Welcome to **Oaklands Hayes Lane, Kenley**

This superbly presented first floor flat is situated on the sought-after Hayes Lane in CR8, just a short walk from Kenley train station. Offering two spacious double bedrooms, the property is ideal for small families, professionals or those looking to downsize without compromising on space. The bright and airy lounge provides a welcoming living area, complemented by a separate modern kitchen. A family bathroom serves the property, while outside, a private balcony offers a quiet spot to relax. The flat also has access to a well-maintained communal space, enhancing the appeal of this charming home. There are many shops and services available in Purley High Street which is nearby including several restaurants and Tesco's superstore. For those who love the outdoors, there are several green spaces in the area as well including Kenly Aerodrome and Riddlesden Common.





Total floor area 64.7 m² (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Oaklands Hayes Lane, Kenley

- Two-bedroom flat
- First floor
- Purpose built
- Balcony
- Nearby to Kenly train station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1339.15

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1981.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108178



Property Ref:
SAN108178 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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