

Approximate total area⁽¹⁾
752 ft²
69.9 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Guide Price £300,000 Wildwood Court, Kenley, CR8 5DL

OWNERS PAYING FIRST TIME BUYERS STAMP DUTY

A MUST SEE spacious Top Floor Two-Bedroom Apartment in Tranquil Kenley Setting – Share of Freehold and Garage Included


Set within a small and well-maintained purpose-built development, this beautifully presented top floor apartment offers generous living space in a peaceful cul-de-sac, just a short stroll from the open green spaces of Kenley Common. The property enjoys a quiet, rural setting while remaining conveniently close to local amenities and excellent transport links.

The accommodation comprises a large and welcoming lounge, a spacious modern kitchen/breakfast room complete with a useful larder, and a stylish four-piece bathroom featuring a walk-in shower. Both double bedrooms are well-proportioned and benefit from built-in wardrobes, while additional storage is provided by several well-placed cupboards throughout the flat.

The apartment is in excellent decorative order and enjoys a pleasant outlook over the well-kept communal gardens. Further benefits include double glazing, an entry phone security system, a garage en bloc, and the added advantage of a share of the freehold.

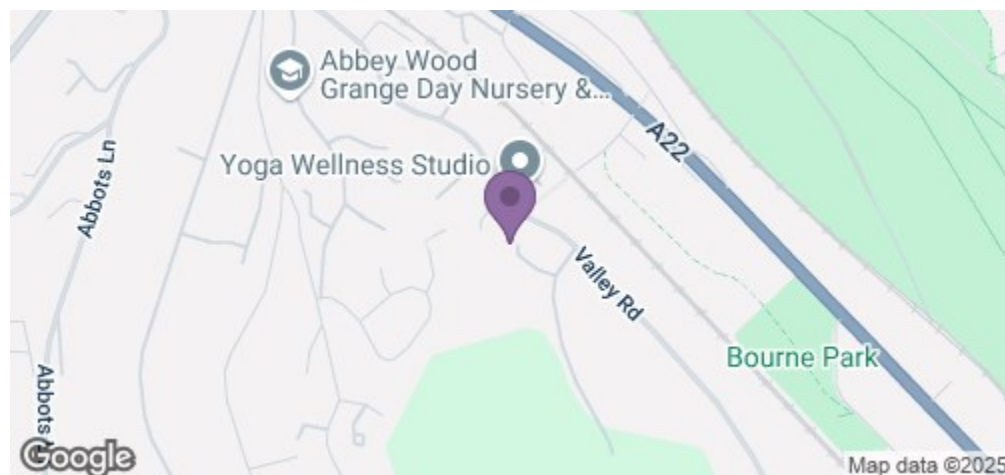
Located on one of Kenley's attractive approach roads to the Common, the flat is just half of a mile from Kenley Station and nearby local amenities. The station provides direct services to London Bridge, Victoria, and Blackfriars via Thameslink, making it ideal for commuters. The M25 and M23 motorways are easily accessible via Caterham, offering convenient routes to Gatwick and Heathrow airports as well as the wider motorway network. For a broader range of shopping and dining options, both Purley and Caterham town centres are within easy reach.

This spacious and well-appointed apartment is perfect for professionals, downsizers, or anyone looking to enjoy a quieter lifestyle while remaining well connected to the city.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Spacious two bedroom top floor apartment
- Beautifully presented throughout
- Share of Freehold
- Separate Kitchen/Breakfast room
- Large Reception room
- Ample storage
- Two double bedrooms
- Garage en bloc
- Walking distance to Kenley Station
- Communal grounds

Entrance Hall
15'5" x 3'10" (4.72 x 1.18)

Living Room
11'10" x 15'9" (3.63 x 4.82)

Kitchen
8'4" x 11'6" (2.56 x 3.51)

Bedroom One
11'10" x 12'10" (3.61 x 3.93)

Bedroom Two
8'10" x 12'9" (2.70 x 3.91)

Bathroom
8'9" x 6'0" (2.69 x 1.83)

Lease 995 years remaining
£1,520 pa maintenance (£680 pa roof fund)

