

LEASEHOLD



Apartment

# F6 BIRCHWOOD COURT, KENLEY, SURREY, CR8 5BL

## £350,000

FEATURES



# 2 Bedroom Apartment located in Kenley

Nestled in the charming area of Kenley, this delightful two-bedroom apartment at Birchwood Court offers a perfect blend of comfort and modern living. Situated on the second floor, the property boasts a spacious open-plan kitchen and lounge, creating an inviting atmosphere ideal for both relaxation and entertaining.

The apartment features two generously sized double bedrooms, providing ample space for rest and personalisation. The well-appointed four-piece bathroom suite adds a touch of luxury, ensuring convenience for all residents.

In addition to its appealing interior, the property includes a private balcony and an allocated parking space for one vehicle, a valuable asset in this sought-after location.

Birchwood Court is conveniently located, offering easy access to local amenities and transport links, making it an excellent choice for those seeking a vibrant community. This apartment is perfect for first-time buyers, small families, or investors looking for a promising rental opportunity.

Do not miss the chance to make this lovely apartment your new home.


Call us on

**0203 648 6357**

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<https://ccgrayestates.com/>

## Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

