

**ASKING PRICE £320,000**



## 6 Wrenwood Court 38 Hermitage Road Kenley CR8 5EB

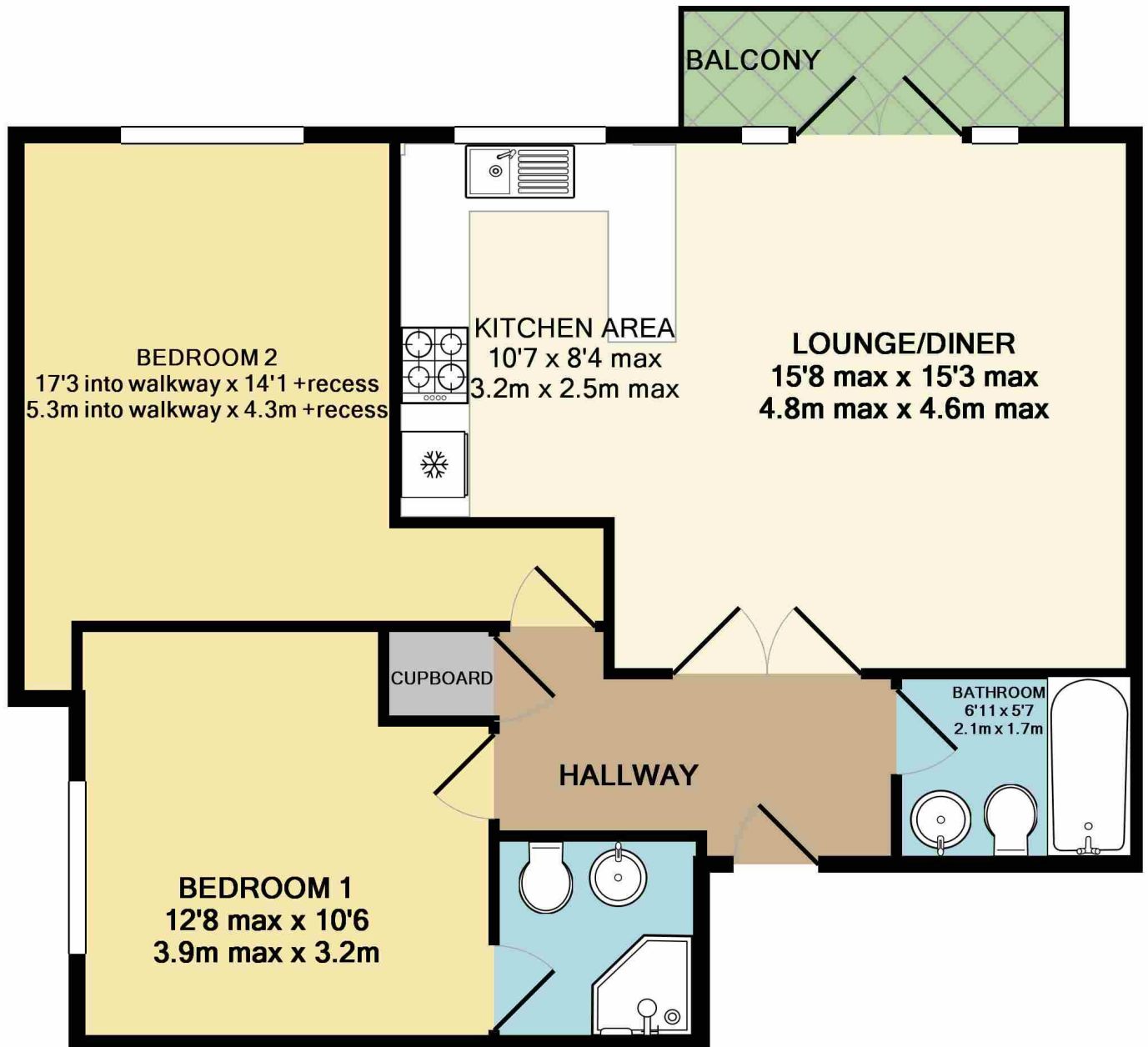
Frost Estate Agents are delighted to introduce to the market this keenly priced, spacious and modern top floor apartment, established in a highly desired residential location. The building was constructed circa 2007 and the development is still extremely well maintained. The apartment appreciates some far reaching rear aspect scenery from the dwellings personal balcony, plus the inclusion of its own private garage. The home comes complete with no onward chain and early viewings are strongly advised.

The accommodation briefly comprises; entrance hall, open plan reception with balcony and kitchen, two double bedrooms incorporating an en suite shower facility to the master bedroom, altogether with the main independent bathroom suite.

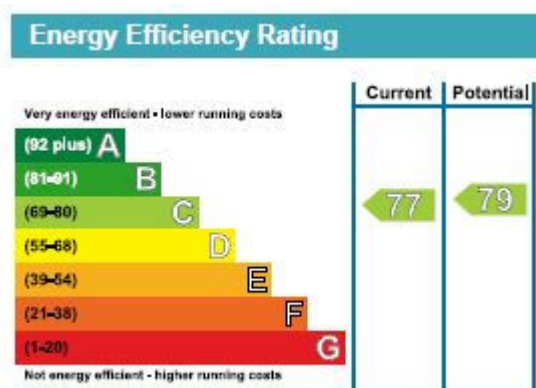
The property features double glazing, gas central heating, integrated kitchen appliances, chrome fittings, video entry phone system and a generous lease.

The location is superb and ideal for commuters, with Kenley train station being accessible within an approximate 0.5 mile journey and connecting its London bound services (Victoria and London Bridge). Hermitage Road is a very pleasant tree lined road encompassed by woodland surroundings.





TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

