



LITTLE ROKE AVENUE

Large, newly decorated one bedroom, maisonette with private parking on Purley/Kenley borders. Great location for London trains and easy M23 and M25 access for Gatwick and Brighton. Long Lease. Chain Complete

Offers Over £230,000 Leasehold | Large 1 bed flat





A large, 1 bedroom maisonette with character. With private parking, modern decor, and a peaceful location, this would suit a couple or professional looking for easy access into London. First floor, double bedroom, lovely kitchen, and a modern bathroom. Quiet residential location, a really attractive property. Long Lease No Chain- Great recreational areas close by- Riddlesdown and Kenley Aerodrome.

Take a tour of our 3D VR and call Hallways to VIEW BY APPOINTMENT ONLY 0203 536 3959

Tenure: Leasehold (999 years)

Ground Rent: £100 per year

- Off Street Parking
- New Lease- possible freehold purchase
- 5 Minute walk to station
- Maisonette
- Central Heating
- Desirable Location
- Fireplace





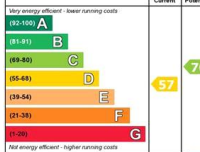
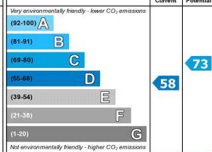




Approximate total area⁽¹⁾
 45.02 m²
 484.64 ft²

(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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
	70		73
57		58	

England & Wales EU Directive 2002/91/EC 
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.