



**FRONT ELEVATION**

**Birchwood Court, 167-169 Godstone Road,  
Kenley, Surrey. CR8 5BL**

**Asking Price: £390,000 - *Leasehold***

**HIGHLY RECOMMENDED - BRAND NEW**

Apartment 4 is a delightful, first floor, three bedroom with private balcony, communal outside space and parking. Accessible to trains and buses.

One of 9 individual Apartments in this robustly built development where attention to detail shines through.

Private Balcony & Communal Outside Space  
Master Bedroom with Ensuite Shower Room  
Parking Space  
Build Completion Due January 2021

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High thermal and sound insulation ensure low running costs in the all electric scheme.

Welcomed by a video entry system, a glass and oak staircase rises to first floor landing.

Latest Dimplex Air source heating system delivering pressurised hot water

Mixture of Bosch and AEG Appliances

Porcelenosa wall and floor tiling

Aqualisa Thermostatic Showers in 1400mm enclosures

Choice of bedroom carpets

High quality durable flooring

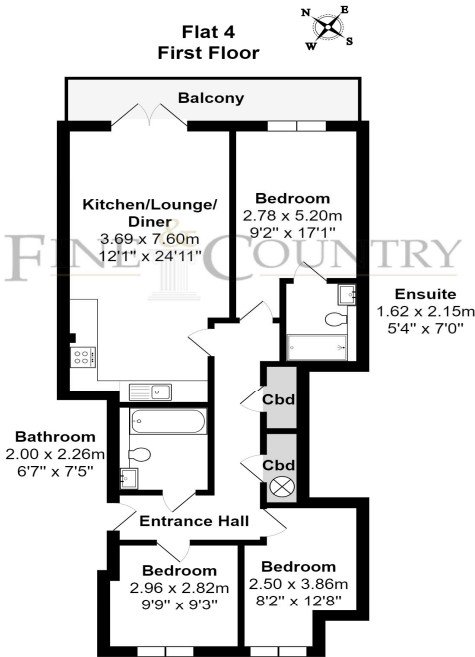
Private Balcony

Communal Outside Space for Socialising

Parking Space

Fair Service Charges and Ground Rent (TBA)

Build Completion Due January 2021



### Godstone Road, Kenley

Total Area: 81.0 m2 ... 872 ft2 (excluding balcony)

All measurements are approximate and for display purposes only.



## Fine and Country - Park & Bailey Land And New Homes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.