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## *BOND & SHERWILL*



### *Windermere Court, Park Road*

Situated in a private cul-de-sac development this two double-bedroom, first-floor apartment is perfect for anyone who wants to enjoy a good-sized interior with balcony & garage en bloc.

The interior includes two double-bedrooms, kitchen with integrated appliances, bathroom with separate W.C, hallway with multiple storage cupboards and dual-aspect lounge with access out to balcony which enjoys impressive views over the communal grounds. Additional benefits include residents' parking.

Windermere Court is located within ideal proximity to Kenley Railway Station, which offers swift & easy access to London Bridge, East Croydon & Caterham. Local buses include the 439.

Popular local schools include The Hayes Primary School & New Valley Primary School, while local green spaces include Kenley Common & Riddlesdown Common. Local shops include a Co-op while further shops, gyms, amenities & leisure facilities are available across the wider area.

## **OIEO £ 350,000**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## *Windermere Court, Park Road*

### **Entrance Hall**

The entrance hall includes three storage cupboards, cupboard housing hot water cylinder, phone entry system, double-glazed single-casement window, smoke alarm and coved ceiling.



### **Bedroom One**

Bedroom one includes fitted wardrobe, double-glazed two-casement window and coved ceiling.



### **Bedroom Two**

Bedroom two includes double-glazed two-casement window and coved ceiling.



### **Lounge**

The lounge is dual-aspect and includes double-glazed three-casement window, coved ceiling and door leading to balcony.



### **Kitchen**

The kitchen is dual-aspect and includes wall & base level units with work surface area, one & a half bowl ceramic sink, two double-glazed single-casement windows, tiled floor, partially-tiled walls, space for free-standing fridge-freezer, integrated microwave, oven, four-ring electric hob with stainless-steel extractor hood, integrated fridge, integrated freezer, integrated dish-washer and integrated washing machine.

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## *Windermere Court, Park Road*

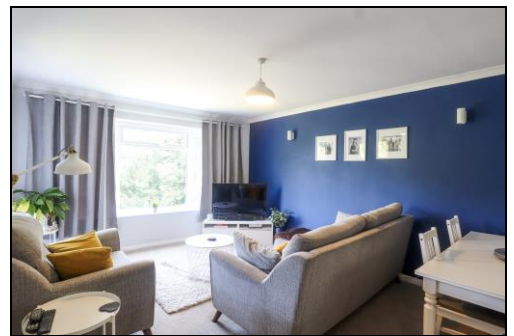
### **W.C**

The W.C includes tiled floor, low-level W.C with dual-flush & concealed cistern, double-glazed frosted-effect single-casement window and vanity unit incorporating wash-hand basin & mixer tap.



### **Bathroom**

The bathroom includes tiled floor, double-glazed frosted-effect single-casement window, chrome heated towel rail, vanity unit incorporating wash-hand basin with mixer tap and free-standing bath with electric shower & mixer tap.



### **Balcony**

The balcony includes tiled floor and seating area.

### **Garage En-Bloc**

The garage includes an up & over door.



### **Communal Grounds**

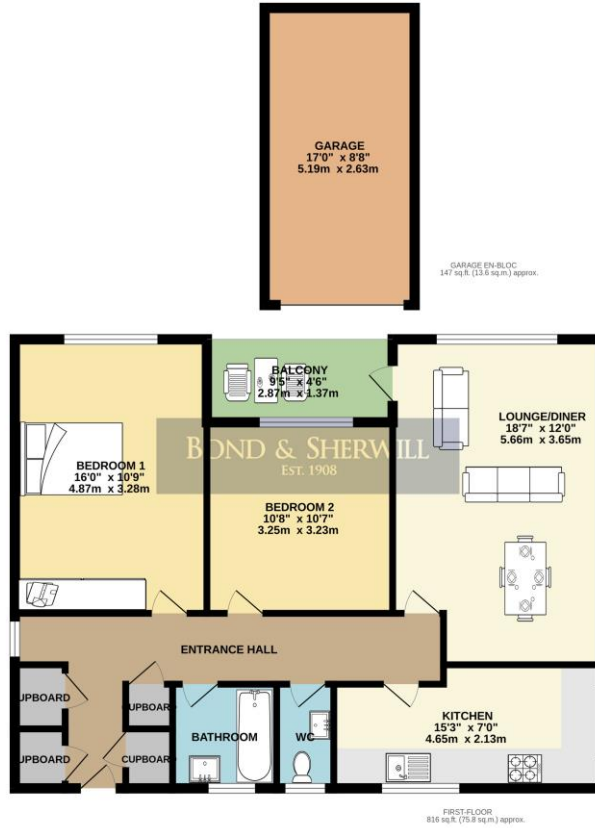
Located in a private development, the communal grounds are partially laid to lawn and include a range of plants, trees and shrubs.



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## Windermere Court, Park Road



TOTAL FLOOR AREA: 816sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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