

10 Leaden Hill

Coulsdon, Surrey CR5 2DZ

£375,000 - Leasehold



In the charming area of Leaden Hill, Coulsdon, this exquisite two-bedroom apartment with a stunning private balcony with far reaching views offers a perfect blend of modern living and convenience. Situated within an executive development, the property boasts a stylish design that is both functional and aesthetically pleasing.

Upon entering, you will find a welcoming entrance hall leading to a reception room that provides a comfortable space for relaxation and entertaining. The apartment features two well-appointed bedrooms, including a master bedroom complete with an en-suite bathroom, ensuring privacy and comfort. The second bathroom is equally impressive, showcasing the exceptional design and high-quality finishes that are a hallmark of this property.

The kitchen and bathrooms have been meticulously finished, offering a contemporary feel that is sure to impress. With a Buildmark Certificate Guarantee, you can have peace of mind knowing that the property meets high standards of quality and safety.

Location is key, and this apartment does not disappoint. It is conveniently close to two mainline train stations, providing excellent connections to London for those who commute. Additionally, Coulsdon town centre is just a stone's throw away, offering a variety of High Street shops and supermarkets to cater to your everyday needs.

This apartment is an ideal choice for those seeking a modern lifestyle in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in a desirable location.



THE PROPERTY

The apartment comprises of a two bedroom luxury apartment situated in this central position within this modern building with two bathrooms and a large open lounge/dining room plus a utility cupboard with washer/dryer. The property also benefits from far reaching views across Coulsdon and the countryside beyond.

OUTDOOR SPACE

There is a private balcony with far reaching views.

THE LOCAL AREA

The property is located within a central position just off Coulsdon High Street and affords the option of both privacy and a quiet location. The area well served by Coulsdon South mainline train station with direct service to London and other routes within 30 minutes. Coulsdon High Street offers a comprehensive range of high street facilities including supermarkets such as Waitrose.

WHY YOU SHOULD VIEW

The property is offered with no onward chain with a great opportunity to move into this blank modern canvas where you can stamp your own mark depending on your own personal taste.

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Coulsdon Town to London Bridge - 39 minutes
Coulsdon Town to Tattenham Corner - 24 minutes

LOCAL BUSES

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
405 Coulsdon South to West Croydon

LOCAL SCHOOLS

Chipstead Valley Primary School – Ages 2-11
Woodcote Primary School - Ages 4-11
Woodcote High School - Ages 11-18

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields

LEASE

120 years remaining.

MAINTENANCE CHARGES

£1200 per annum including buildings insurance.

GROUND RENT

£325.00 per annum

COUNCIL TAX

Croydon BAND D £2,336.91 2024/25

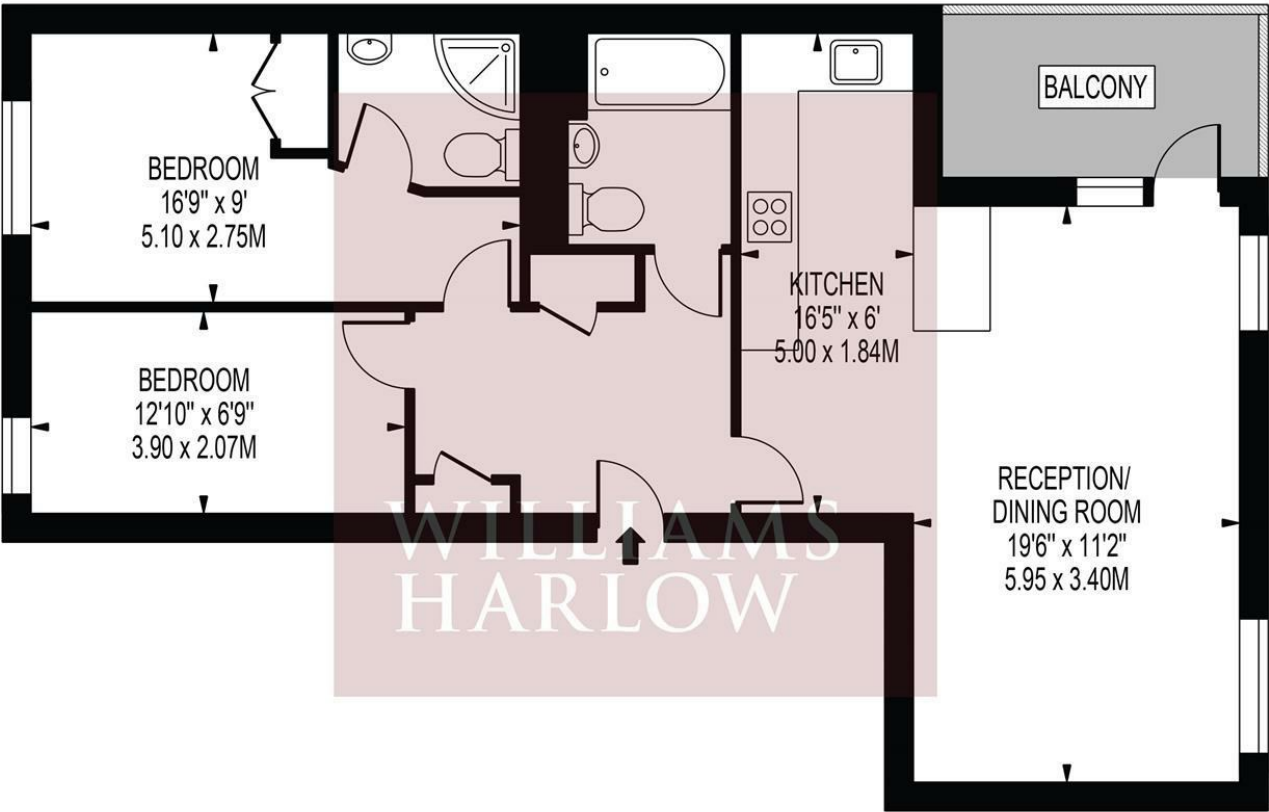
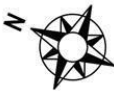


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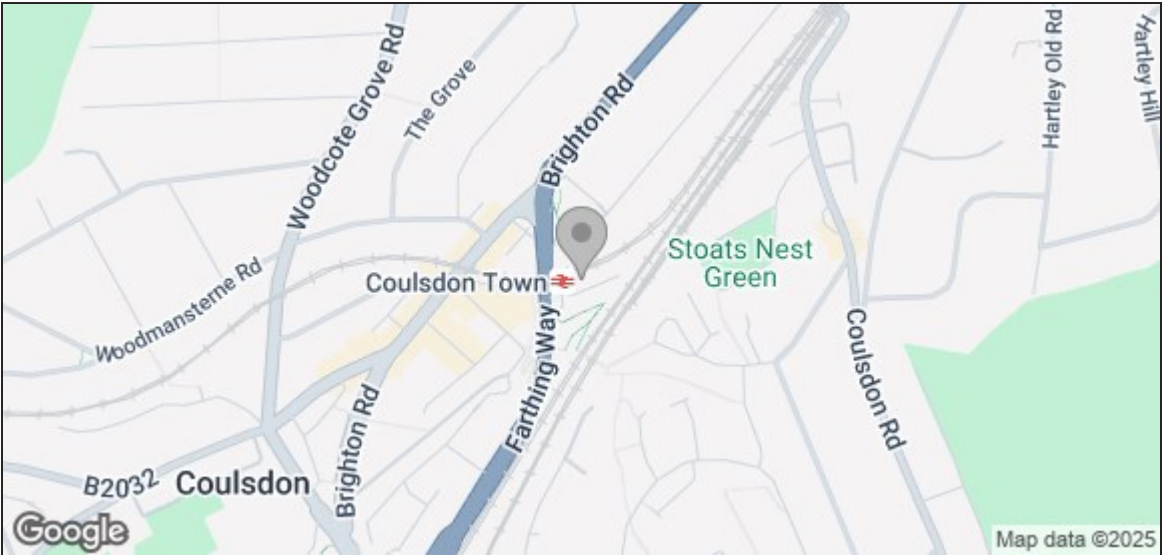
WYNNE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		