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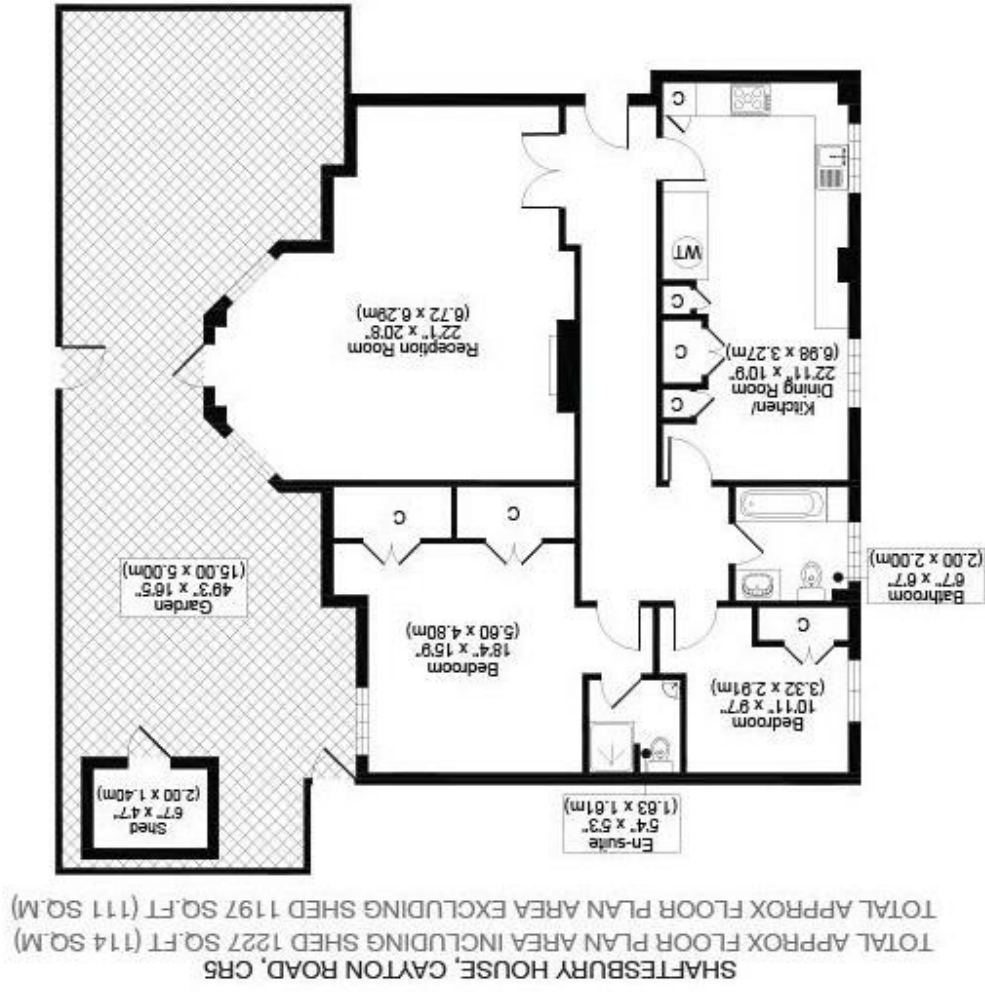
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



CAYTON ROAD, COULSDON CR5 1LT

OFFERS IN EXCESS OF £525,000

WELCOME TO THIS EXQUISITE TWO DOUBLE BEDROOM GROUND-FLOOR APARTMENT LOCATED IN THE CHARMING COMMUNITY OF NETHERNE-ON-THE-HILL, COULSDON.

THE PROPERTY IS PRESENTED BY OUR VENDOR IN TRULY SPECTACULAR FASHION, BRINGING TO LIFE THE GRANDEUR OF THIS WONDERFUL APARTMENT WHICH BENEFITS FROM A SPACIOUS LOUNGE WITH LARGE BAY, FEATURE FIREPLACE, AND DOOR TO YOUR COURTYARD GARDEN WITH ACCESS TO PARKLAND. THE KITCHEN/DINER IS TRULY THE HEART OF THE HOME AND A CHEF'S DREAM WHEN IT COMES TO WHIPPING UP THAT SPECIAL MEAL WITH ITS BEAUTIFUL WORKTOPS AND AN ARRAY OF LUXURY FITTED UNITS.

BOTH BEDROOMS ALONG WITH THE FAMILY BATHROOM ARE LOCATED OFF THE INNER HALLWAY, THE MASTER BEDROOM IS SPACIOUS AND INCLUDES A LUXURY ENSUITE AND BUILT IN WARDROBES WITH BEDROOM TWO ALSO OFFERING BUILT IN WARDROBES.

NETHERNE-ON-THE-HILL IS A PICTURESQUE VILLAGE-STYLE DEVELOPMENT SURROUNDED BY GREEN BELT COUNTRYSIDE, OFFERING AMPLE OPEN SPACES, CHILDREN'S PLAY AREAS, TENNIS COURTS, AND A CRICKET PITCH. RESIDENTS ENJOY ACCESS TO A LEISURE CENTRE WITH A GYM, SAUNA, AND INDOOR POOL, ALONG WITH VARIOUS COMMUNITY ACTIVITIES SUCH AS BADMINTON AND TABLE TENNIS CLUBS. THE VILLAGE ALSO FEATURES A SHOP FOR DAILY CONVENIENCES AND A RESIDENTS-RUN CAFE, FOSTERING A STRONG SENSE OF COMMUNITY.

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- COURTYARD GARDEN
- TWO CAR BARN PARKING SPACES
- SERVICE CHARGES £357.76 PM, GROUND RENT £85.92 PM, 974 LEASE REMAINING
- EPC RATING D
- COUNCIL TAX BAND F

