



James Court Brighton Road, COULSDON CR5 2FJ

welcome to

James Court Brighton Road, COULSDON

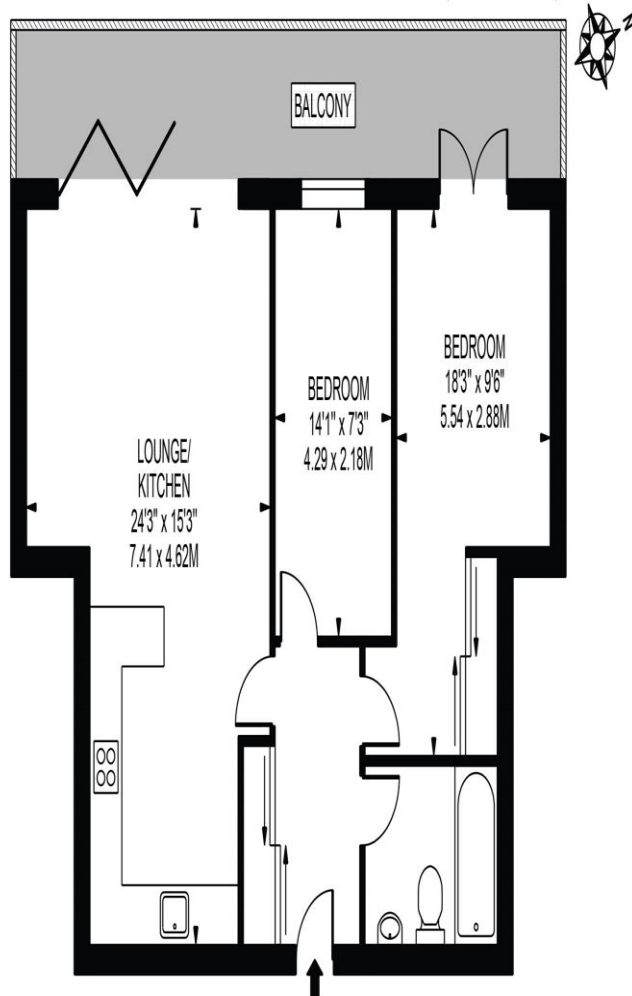
A stunning two double bedroom apartment comprising of a large open plan reception room with modern fitted kitchen and bi-folding doors leading out onto a large private balcony which is also accessed via the master bedroom. The property further benefits from a second bedroom which is also a double and a modern bathroom. The property has access to communal gardens, a long lease and allocated off street parking.

James Court is located in the heart of Coulsdon and is conveniently located for Coulsdon Town Station and Coulsdon South Station which provide fantastic links into London. The property is within walking distance of Coulsdon Town High Street which has an array of local shops and supermarkets such as Waitrose, Aldi and Tesco Express plus a number of varying cuisines. The property is surrounded by greenery with Farthing Downs close by and Woodcote Park Golf Club. There are many top performing schools within the area which are public and private.



JAMES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 694 SQ FT - 64.46 SQ M



SECOND FLOOR

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.



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James Court Brighton Road, COULSDON

- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Open Plan Reception Room
- Modern Shower Room
- Large Private Balcony

Tenure: Leasehold EPC Rating: A

Council Tax Band: D Service Charge: 1760.00

Ground Rent: 370.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106982



Property Ref:
SAN106982 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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