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## *BOND & SHERWILL*



### *Elston Court, 13 South Drive*

Located just moments from Coulsdon Town Centre, this contemporary one-bedroom first-floor apartment is perfect for any first time buyers or investors.

Internally, the property features an open-plan living room with a modern kitchen area, own balcony, good-size bedroom, hallway and stunning bathroom.

Externally, the property includes a communal garden and bike storage.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park.

**Guide-Price: £290,000 - £300,000**

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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## Hallway

The hallway includes down-lights, smoke alarm, storage cupboard containing the boiler and radiator.

## Living Room

The living room includes two lights, built-in speakers, single-casement triple-glazed window with shutters, bi-fold doors leading to the balcony and two radiators.



## Kitchen Area

The kitchen area includes a range of wall and base units with a quartz work surface area, one and a half bowl under-mount stainless-steel sink, four zone electric induction hob with extractor hood, electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave and downlights.



## Bathroom

The bathroom includes a panel-enclosed bath with a waterfall shower, shower hose attachment, shower screen and wall-mounted controls, low-level W.C. with dual flush and a concealed cistern, vanity unit incorporating wash hand basin with mixer taps, under-floor heating, single-casement triple-glazed opaque window with shutters, partially tiled walls, towel radiator and down-lights.



## Bedroom

The bedroom includes a single-casement triple-glazed window with shutter, light and radiator.

## Balcony

The balcony includes lighting and space for a seating area with views over the local area.

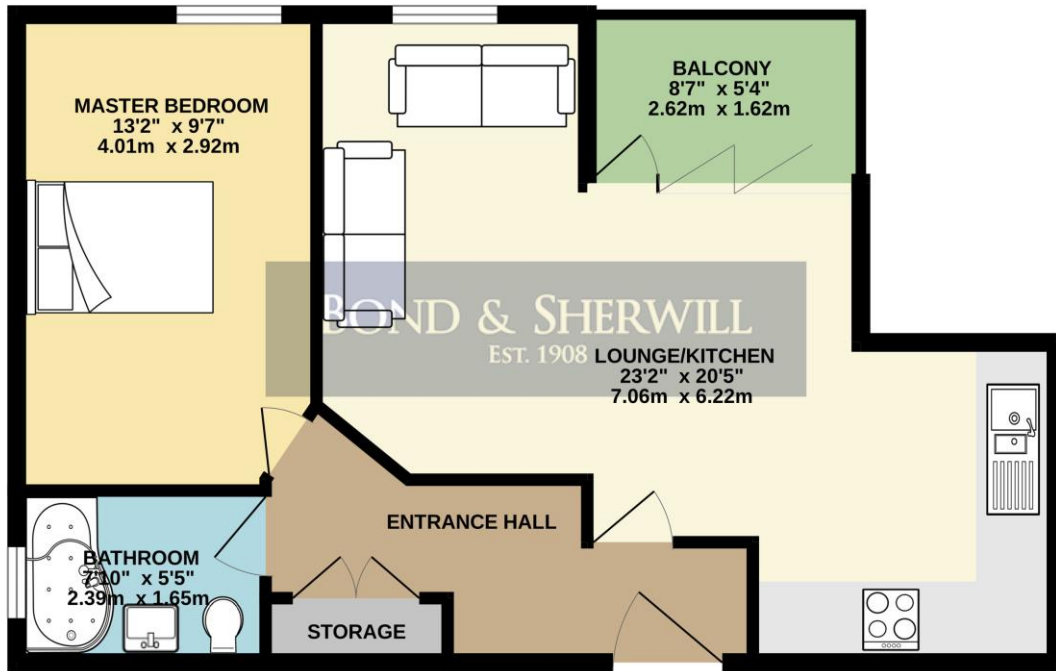


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GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
<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)	<b>A</b>		
(81-91)	<b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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