



### *Flat 10, Dormer Lodge, 234 Coulsdon Road*

Guide-Price: £220,000 - £230,000

Located in an ideal village position within Old Coulsdon, this two-bedroom first-floor property comes to the market in good condition and with no onward chain.

Internally, the property includes a dual-aspect living room, fitted kitchen, bathroom and two bedrooms. Additional features include an emergency call system, gas central heating and double glazing throughout.

Dormer Lodge is a retirement development consisting of 19 flats and features a resident's lounge with kitchen, laundry room, guest suite and a communal garden. Additionally, the property benefits from a house manager, lift and visitors parking.

The property is located close to local amenities within Old Coulsdon such as the Old Coulsdon Medical Practice, Morrisons Daily, Grange Park and other shops and restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

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 two built-in storage cupboards, single-casement double-glazed window, smoke alarm, light and radiator.

## Bathroom

The bathroom features a three piece suite including panel enclosed bath, pedestal wash-hand basin and low-level W.C, part-tiled walls, light and radiator.

## Master Bedroom

The master bedroom includes built-in storage cupboard, single-casement double-glazed window, light and radiator.

## Living Room

The living room is dual-aspect and includes three single-casement double-glazed window, serving hatch, radiator and light.

## Kitchen

The kitchen includes a range of wall and base units with work surface area, sink with drainer and mixer tap, free-standing electric oven with four zone electric induction hob, space for fridge-freezer, single-casement double-glazed window, part-tiled walls and light.

## Bedroom Two

Bedroom two includes a single-casement double-glazed window, radiator and light.

## We have been informed of the following by the Vendor:

Lease Length: 60 Years Remaining

Service charges per annum: £4313.05 estimated from April 2024 to March 2025.

Service charge review period: Every year.

Ground rent per annum: £270

Ground rent review period: Every 33 years.

Council Tax: Band C

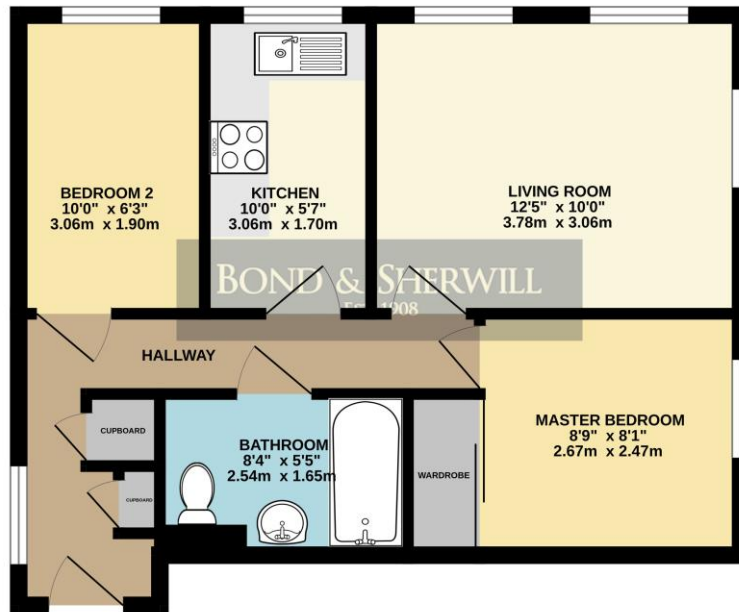


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## *Dormer Lodge, 234 Coulsdon Road*

FIRST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.3 sq.m.) approx.  
While 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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