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BOND & SHERWILL



Kinnerton Court, Station Approach

Perfect either for first time buyers or investors this studio apartment comes to the market in superb condition.

The interior includes dual-aspect studio, separate modern kitchen, bathroom and dressing room. Additional features include residents' parking.

The property is located just a short walk away from both Coulsdon South & Coulsdon Town Railway Stations. In addition, the surrounding area is widely served by a variety of bus routes and local shops, including Waitrose & Aldi close by. The M23/M25 interchange at Hooley provides easy access to a wealth of destinations including the South Coast and Gatwick Airport, while there are a number of sports clubs and leisure facilities in and around Coulsdon.

OIEO £150,000

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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Studio

The studio is dual-aspect and includes two double-glazed two-casement windows, electric heater and double-glazed single-casement window.



Bedroom

Bathroom

The bathroom includes double-glazed opaque single-casement window, panel-enclosed bath with shower hose attachment, partially-tiled walls, pedestal wash-hand basin and low-level W.C.



Kitchen

The kitchen includes wall & base level units with work surface area, double-glazed single-casement window, partially-tiled walls, stainless-steel sink with drainer, four-ring electric hob, oven with stainless-steel extractor hood, space for fridge and space for washing machine.



Dressing Room

The dressing room includes double-glazed opaque window and cupboard housing hot water tank.

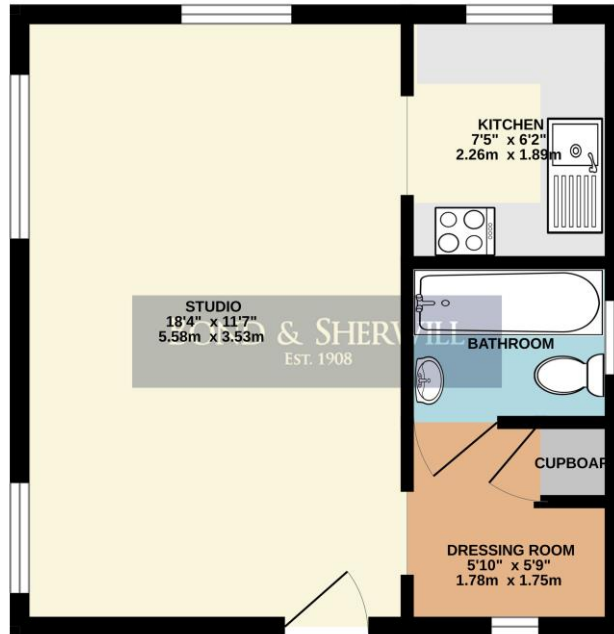


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FIRST-FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 326 sq.ft. (30.3 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
<i>Very energy efficient - lower running costs</i>			
(92 +)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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