



**Flat 10 Smitham Court Leaden Hill**  
Coulson, CR52FF

**£259,999**



## Flat 10 Smitham Court Leaden

Leadsdon, CR52FF

This stylish modern 1 bedroom 2nd floor apartment has been built to the highest of specification. Open plan living/kitchen/dining area features include large modern glazing and a balcony, creating a light and airy space, perfect for relaxing and entertaining.

The luxurious kitchen includes integrated appliances and the chic bathroom features the latest on trend sanitary ware.

Offering NHBC guarantee, new long lease and affordable service charges.

These new build apartments are located just a stone's throw from Coulsdon Town railway station with London just 35 minutes by train, and shopping at Croydon just 19 minutes by train.





Communal Entrance hallway

Own Entrance hallway

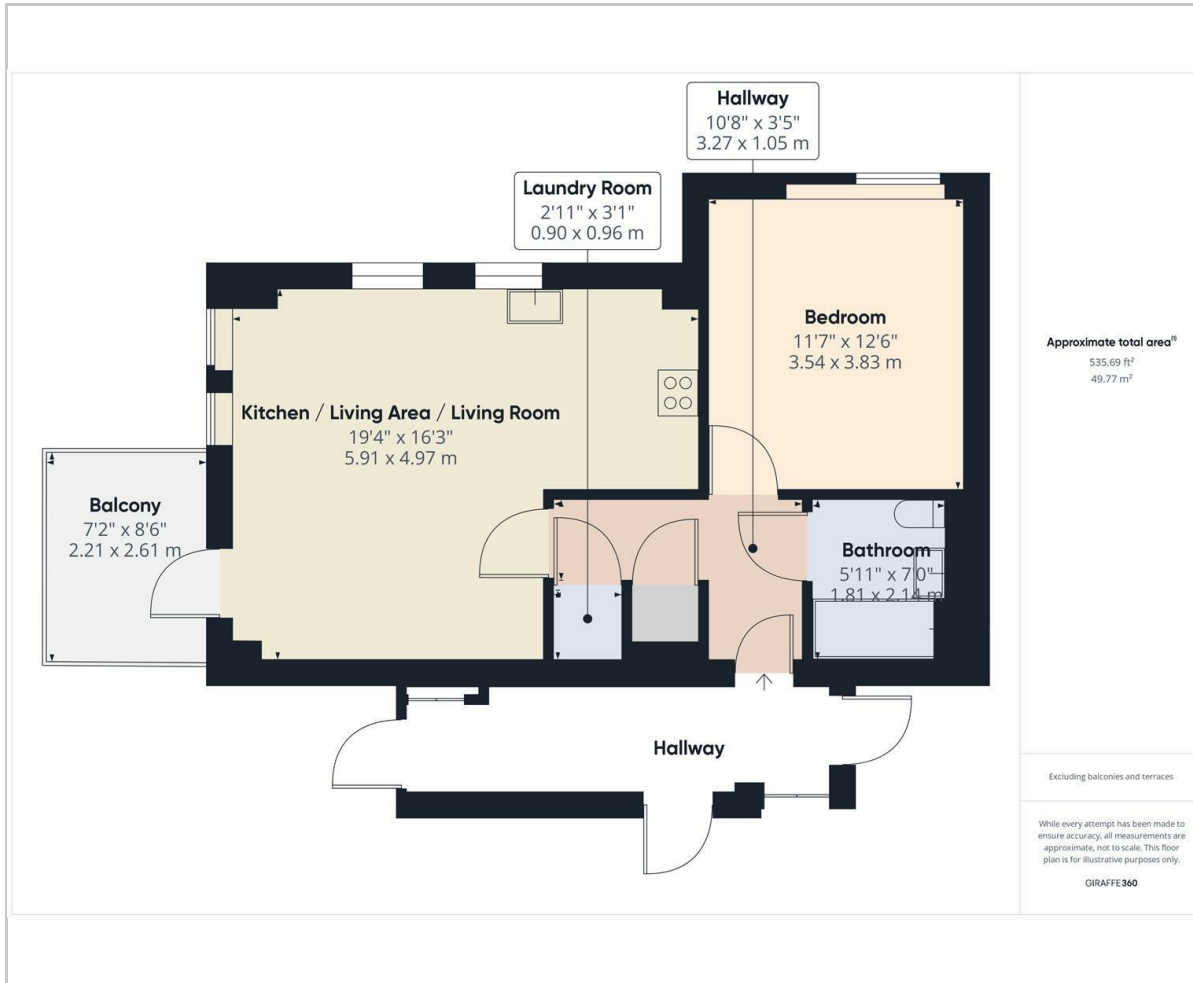
Open plan Kitchen/living area  
8'9" x 9'2" + 16'3" 12'7" (2.67 x 2.79 +  
4.95 3.84)

Main bedroom  
12'5" x 11'4" (3.78 x 3.45)

Bathroom/WC  
7'0" x 5'9" (2.13 x 1.75)



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

