



**3 Rusper Ct 2a Reddown Road**  
Coulson, CR5 1AX

**£169,995**





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Coulsdon, CR5 1AX

Ground floor studio incorporating its own bedroom area.

READY TO SELL NO FORWARD CHAIN -  
PERFECT FOR INVESTMENT-

Positioned close to Coulsdon Town centre for an easy commute to the railway station which is a mainline to London and Coast.

This apartment is well presented and the current owner has divided the living space to now include a separate well planned sleeping area with made to measure bed included and storage. Viewing considered essential.

Accommodation:- Security Entrance hallway, Own Entrance hallway, bathroom/WC ( with window) Lounge/living area open plan to kitchen. Dividing wall to a now pleasing sleeping area incorporating study area and storage. There is parking available on a 1st come 1st serve basis within Rusper Court.

Keys held - call to view

Communal Entrance hallway

Entrance hallway  
8'3 x 2'10 (2.51m x 0.86m)

Bathroom/WC  
5'1 x 8'11 (1.55m x 2.72m)

Living room/Kitchen  
12'7 x 12'3 (3.84m x 3.73m)

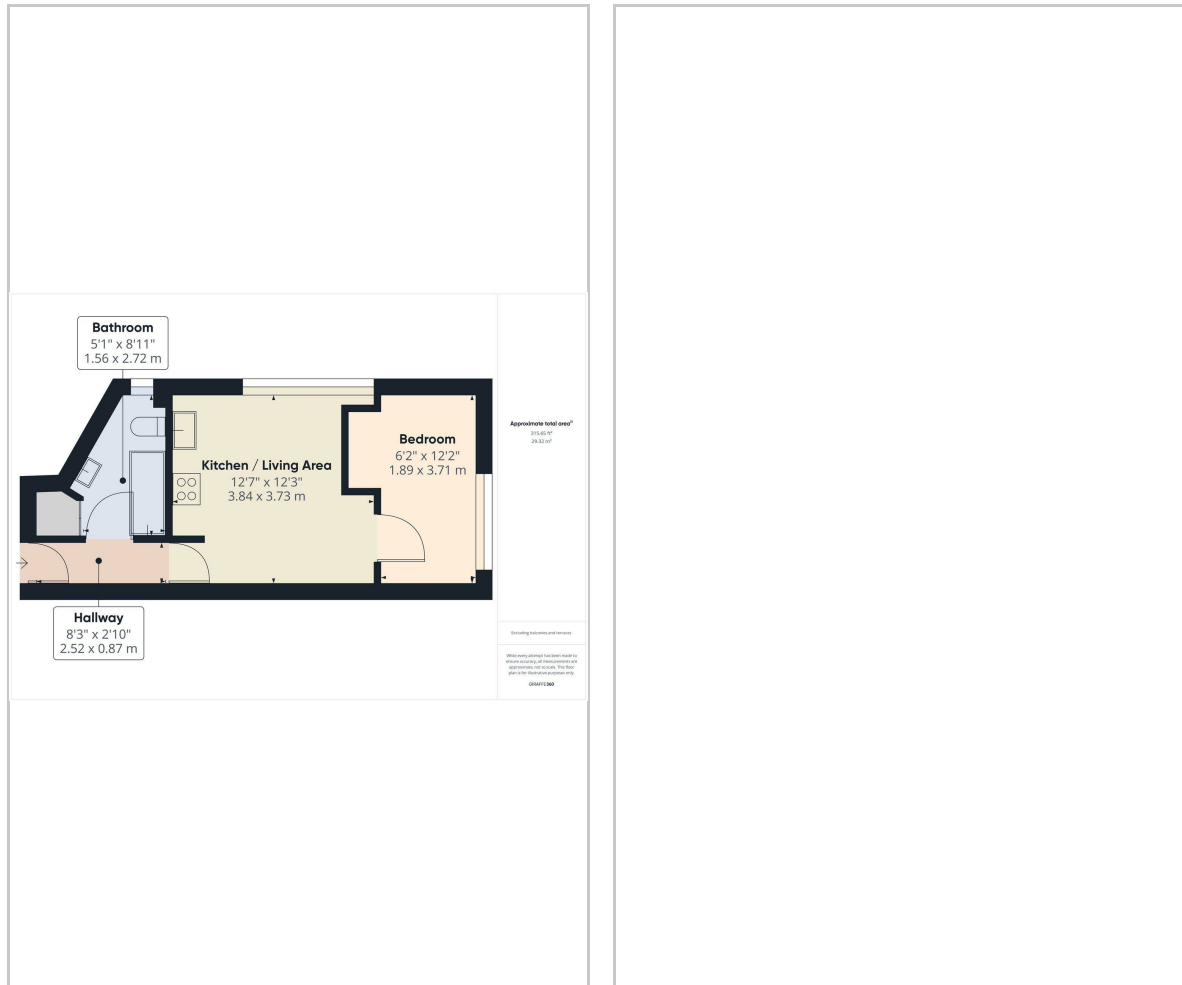
Sep sleeping area/bedroom  
6'2 x 12'2 (1.88m x 3.71m)







## 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

