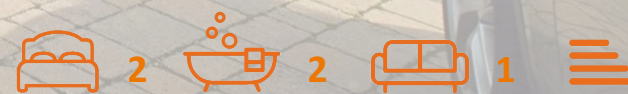




Flat 33 Smitham Court Leaden Hill
Coulson, CR5 2FF

Offers Over £299,950



Flat 33 Smitham Court Leaden

Coulsdon, CR5 2FF

A superbly presented two bedroom, two bathroom contemporary apartment situated in the heart of Coulsdon Town offering incredible South facing views with added of bonus of being completely CHAIN FREE.

Located on the 6th floor of an immaculate and modern development next to Coulsdon Town railway station this lovely apartment has everything to offer someone looking for easy and convenient lifestyle.

The property comprises: Secure Communal Entrance, Stair and Lift Access to 6th Floor, Secure Fob Access Inner Hallway, Front Door to Apartment, Entrance Lobby, Open Plan Living/Kitchen/Dining with Built in Appliances and Access to Private Secure Balcony, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom, Large Store/Utility Cupboard.

Smitham Court itself is situated within a moments walk from Coulsdon Town Station offering direct links to East Croydon and London mainline stations, and just a short 7 minute walk from Coulsdon South Station offering direct links to central London mainline stations also, Gatwick Airport and coast. Local bus routes along Coulsdon High Street allowing for further travel convenience along with plenty of popular local cafes, eateries, high street stores including 3 major supermarkets, Waitrose, Tesco and Aldi.

The Farthing Downs, an area of outstanding natural beauty blessed with views across the London skyline on your doorstep really makes this fantastic apartment one not to miss.





Secure Communal Entrance
Lift and Stairs to 6th Floor
Secure Inner Entrance Access

Entrance Lobby

Open Plan Living/Kitchen/Dining
25'3 x 14'9 (7.70m x 4.50m)



Bedroom 1
13'5 x 10'9 (4.09m x 3.28m)

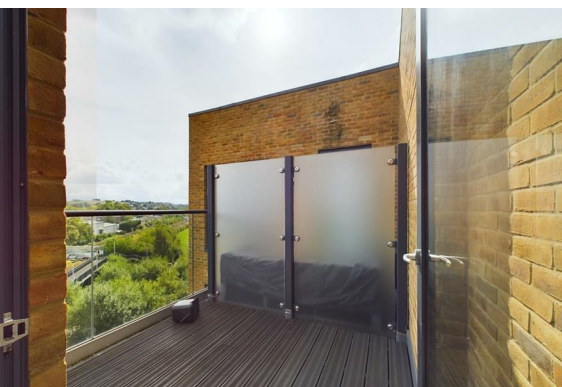
En-Suite Shower Room

Bedroom 2
12'9 x 8'2 (3.89m x 2.49m)

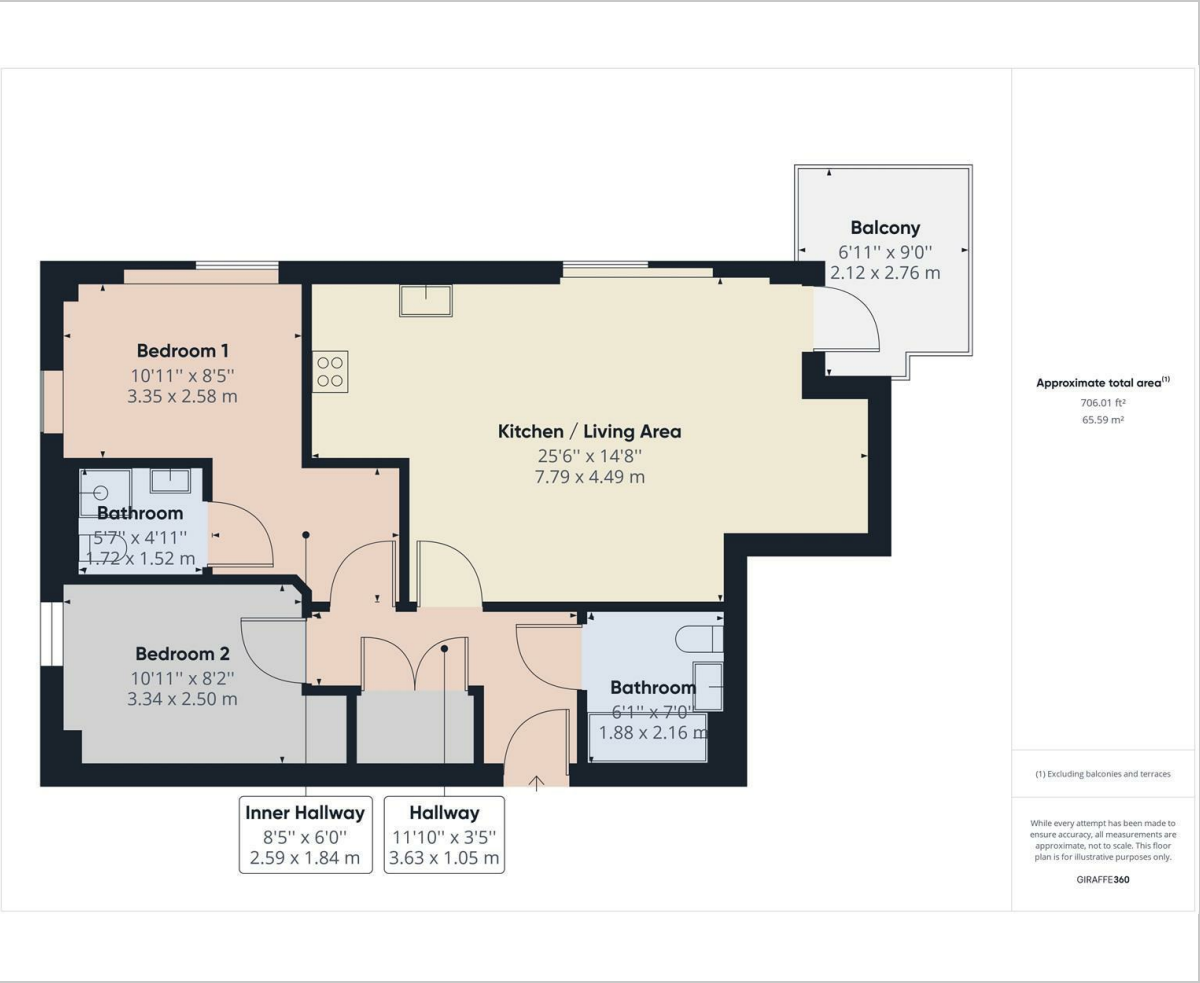
Bathroom

External Private Balcony

Allocated Parking Space



Floor Plan



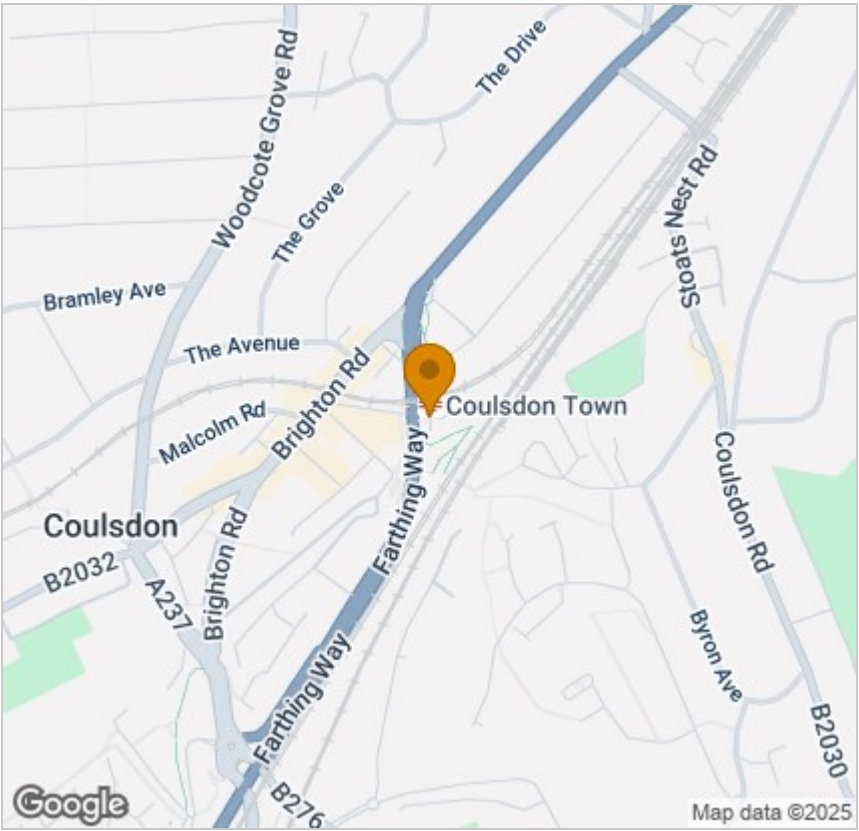
Viewing

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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Area Map



Energy Efficiency Graph

