

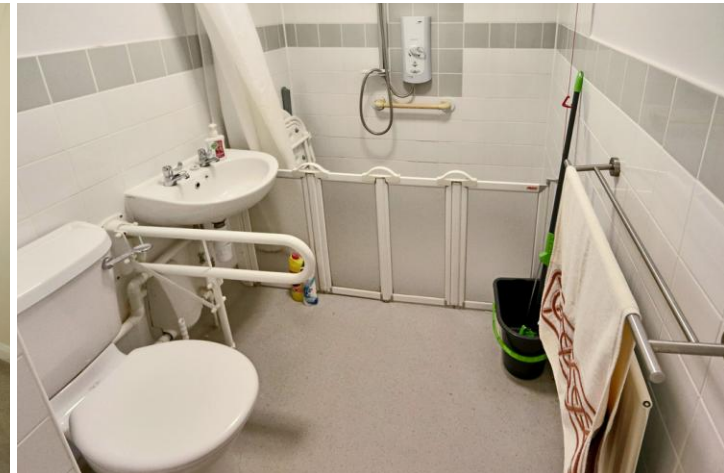


Coulsdon Road,  
Coulsdon, CR5 1EA - Price £150,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

One Bedroom Apartment in prime corner position in this popular retirement development comprising generous living space with dual aspect lounge. Dormer Lodge is a small development of 19 retirement flats occupying a fantastic location being on completely level ground in the centre of the village adjacent to all amenities including shopping parade, Grange Park, doctor's surgery, choice of churches, library and buses passing the door. This retirement development also benefits from a lift, emergency call system to all rooms, house manager, residents lounge, laundry room, guest suite and visitors parking. Over 60 year lease. NO ONWARD CHAIN.

- One Bedroom Apartment
- Well proportioned Living Accommodation
- Gas Central Heating
- Residents Lounge
- Laundry Room
- Guest Room
- Communal Gardens
- Parking
- Over 60 years lease
- No Onward Chain





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



## First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 40.7 sq. metres (438.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



Call us on **020 8668 5344 / 01737 551111**

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