A three-story brick building with a gabled roof and dormer windows. The building has several windows with dark frames. In the foreground, there is a brick garden bed filled with large, bushy hydrangea plants in shades of pink and white. A paved sidewalk runs along the front of the property.

4 Dormer Lodge,
Old Coulsdon, CR5 1EA - Price £150,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A fantastic opportunity to purchase a Ground Floor One Bedroom Apartment presented with NO ONWARD CHAIN in this popular retirement development comprising of bright lounge, kitchen, fitted Bathroom and bedroom. Dormer Lodge is a small development of 19 retirement flats occupying an 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 a bus stop immediately outside the front door. This retirement development also benefits from a passenger lift, emergency call system to all rooms, house manager, residents lounge with kitchen, laundry room, guest suite and visitors parking.

- Retirement Development
- Ground Floor Apartment
- One Bedroom
- Lounge leading through to Kitchen
- Communal Garden
- Resident Lounge & Kitchenette
- Guest Suite
- Communal Laundry Room
- Gas Central Heating
- 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.

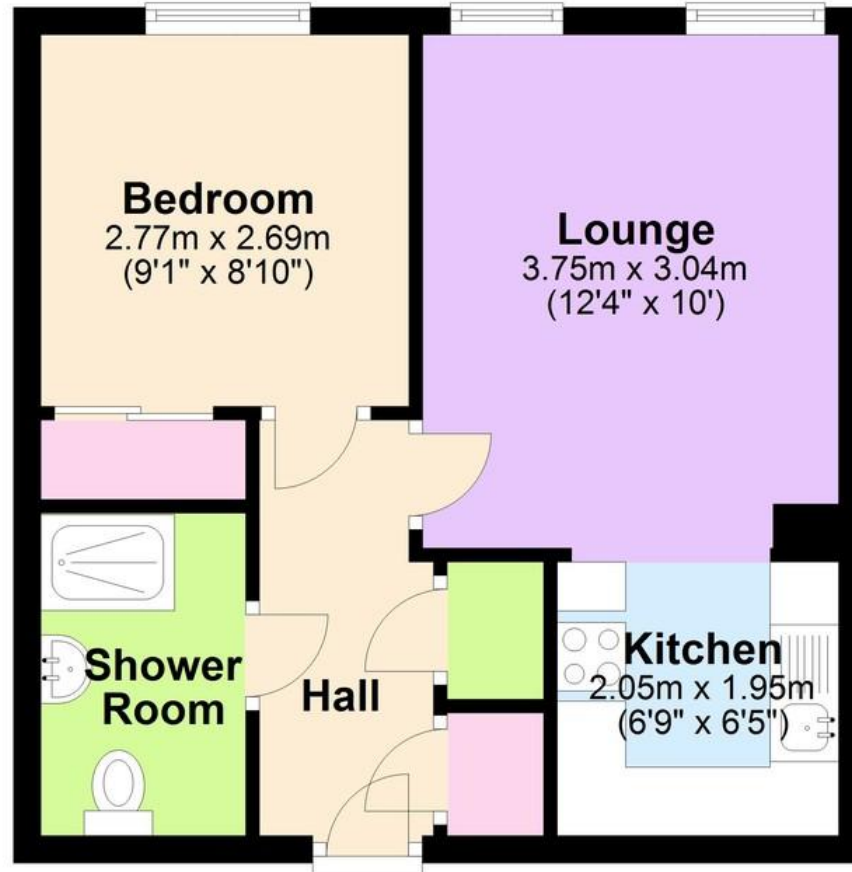
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 34.1 sq. metres (367.5 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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