Kennedys'

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91A, Marlpit Lane
Coulsdon
CR5 2HH

A bright and modern two-bedroom apartment, finished to a high standard with an inviting open-plan kitchen and dining area. Thoughtful details add to its appeal, while the attractive communal gardens with apple trees offer a welcome outdoor retreat. Conveniently located within walking distance of Coulsdon South station, ideal for commuters.

£365,000

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- Fresh & modern 2 bedroom apartment
- En-suite to the primary bedroom
- Large dedicated communal garden
- Ideal location for transport links locally
- Elevated character features
- No onward chain
- Allocated parking
- Viewing by appointment only







PROPERTY DESCRIPTION

This is an example of a modern apartment that feels bright, welcoming and well cared for. Flat 5 at Bellview House offers two bedrooms, one complete with en-suite, stylish interiors and a sociable open-plan kitchen/diner, making it a great option for first-time buyers, couples or anyone looking for a home that's ready to move straight into. The open-plan living space is a real highlight, bringing together a sleek, contemporary kitchen with dark cabinetry, integrated appliances and warm under-cabinet lighting, alongside plenty of room to relax and dine. The large windows draw in natural light, while the neutral décor, attractive flooring and soft finishing touches give the apartment a fresh feel.

The finish is particularly appealing, with thoughtful details such as perimeter lighting in the hallway and attractive architraves adding extra character. Both bedrooms are a good size, with fitted wardrobes in the primary bedroom, providing excellent storage.

Outside, the large dedicated communal gardens offer a lovely green space to enjoy, with established apple trees adding a little extra charm.



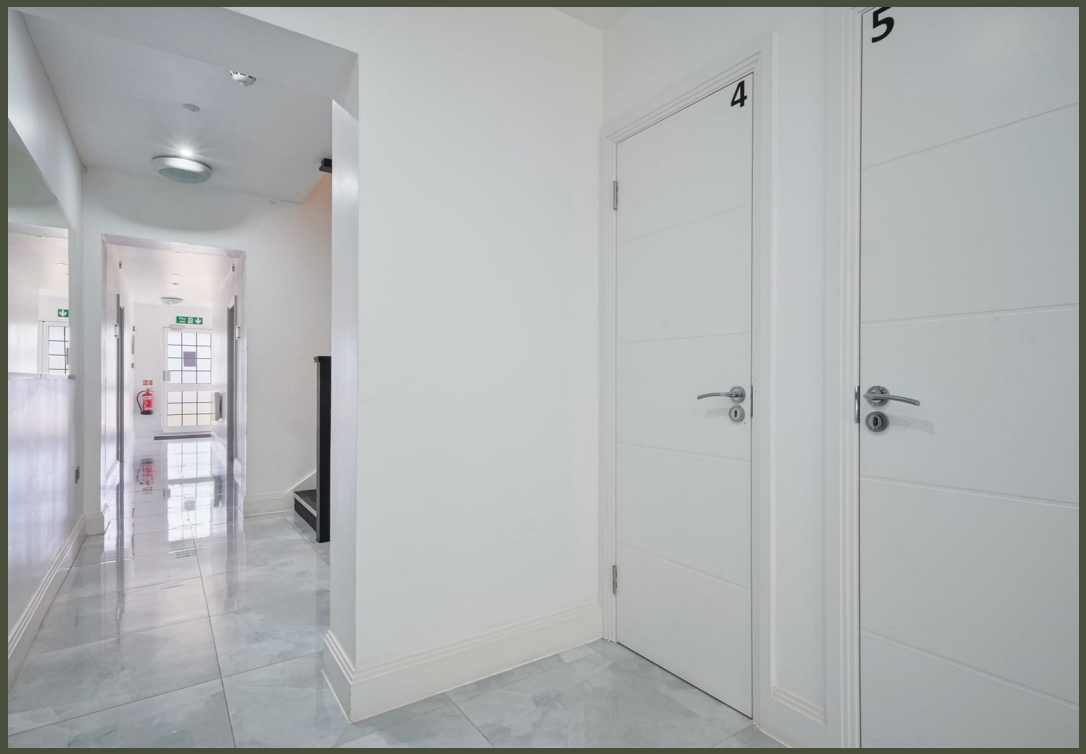






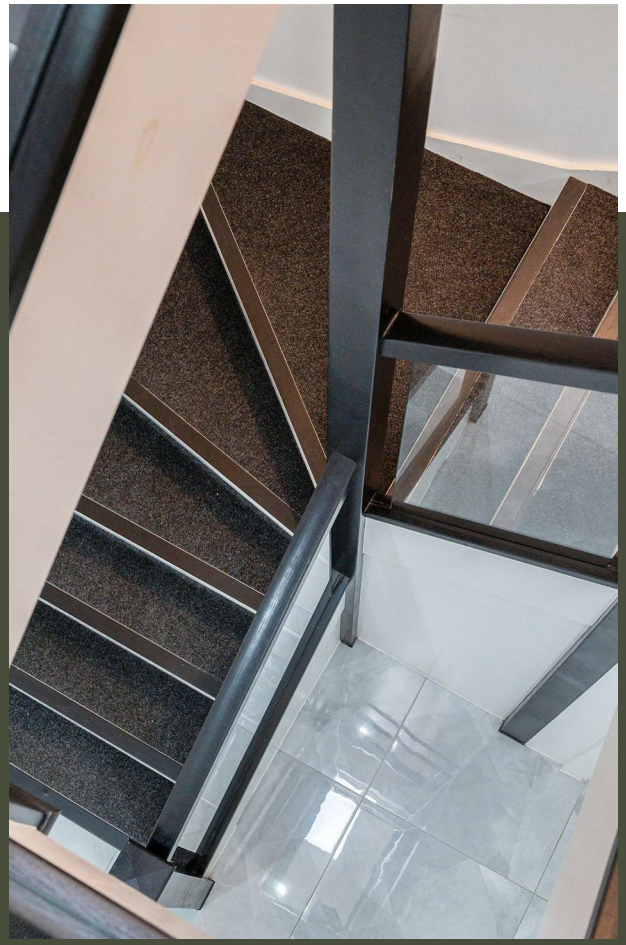





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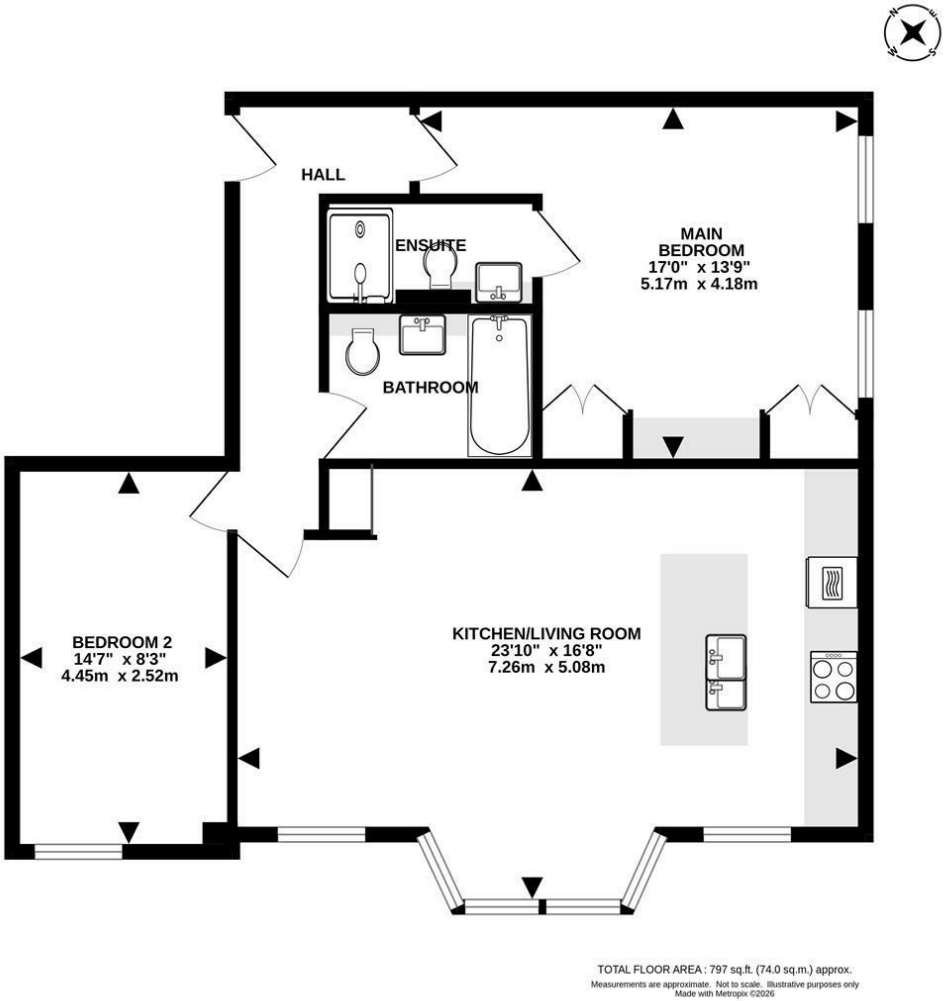


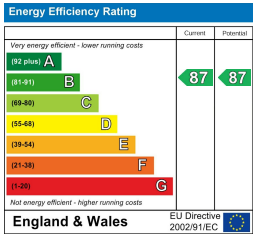


LOCAL AREA INFORMATION

Marlpit Lane itself is also particularly convenient for easy access to the wider amenities of Coulsdon and the surrounding areas. There are parks, green spaces such as Farthing Downs and Happy Valley, and plenty of opportunities for getting out and about. Coulsdon itself offers excellent transport links, with Coulsdon South providing direct trains to London Bridge and Victoria in under 30 minutes, while Coulsdon Town offers connections to central London. The town has a bustling high street with shops, cafés, and a Waitrose, and it's a popular choice for families seeking both convenience and green space. You could be in Central London in 30 minutes, and equally Gatwick Airport in the opposite direction.

On your doorstep, the village of Chipstead also is a beautiful setting surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. You have golf at Chipstead, Walton Heath, Kingswood and Woodcote Park, and further afield there is racing at Epsom. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafés and restaurants including Waitrose, Pizza Express, Costa and Café Nero name but a few.





91A, Marlpit Lane

If you would like to arrange a viewing, please call Helen Miles on 07985 296256

TENURE: Leasehold
EPC RATING: B
COUNCIL: Croydon
TAX BAND: D

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