WILLIAMS HARLOW

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Fairdene Road

Coulsdon, CR5 1RA

£300,000 - Leasehold

* WITH NO ONWARD CHAIN * * PRIVATE 200 SQ FT TERRACE * This surprisingly spacious one-bedroom apartment offers a delightful blend of comfort and convenience. The property features a well-appointed reception room that invites relaxation and social gatherings.

One of the standout features of this apartment is the fantastic, expansive outdoor terrace, perfect for enjoying the fresh air or entertaining guests during the warmer months. The terrace provides a wonderful extension of the living space, allowing for a seamless indoor-outdoor lifestyle.

The apartment is ideally located within walking distance to Coulsdon South Station, which offers direct links to London, making it an excellent choice for commuters. This accessibility to the capital, combined with the tranquil surroundings of Coulsdon, makes this property a perfect retreat from the hustle and bustle of city life.

Whether you are a first-time buyer or looking to downsize, this apartment presents a unique opportunity to enjoy modern living in a desirable location. With its spacious layout and outdoor charm, it is sure to appeal to those seeking a comfortable home with excellent transport links.

THE PROPERTY

A fantastic opportunity to acquire a one spacious bedroom apartment in Coulsdon with no onward chain. What makes this property incredibly attractive is the close proximity to Coulsdon South Train Station, which provides direct transport links into London within twenty minuets. Upon entering you are greeted with a private staircase leading up to the apartment then into an open plan kitchen living area. With a fully fitted kitchen and modern bathroom, this property is the definition of 'turn key'.

OUTDOOR SPACE

Very rarely do you have the opportunity to benefit form such a vast terrace space with apartments. With Fairdene Road this one bedroom apartment offers great opportunity to entertain or simply enjoy a morning coffee on a terrace providing some 220 sq ft of space.

THE LOCAL AREA

Coulsdon is superb if you haven't already visited and the area offers good local amenities nearby as well as Coulsdon town centre. Coulsdon South and Coulsdon Town train stations are also within walking distance with good services to London. There area is well served by excellent local schools including Chipstead Valley Primary School, Woodcote Primary and secondary schools plus a range of traditional local pubs and is surrounded by miles of countryside. Coulsdon, Banstead Village and Purley are all nearby and all offer thriving High Streets with plenty of independent shops, restaurants, cafes, as well as national chains. The area is in a relaxed peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Chipstead, via Purley to London Bridge - 51 minutes
Woodmansterne, via Purley to London Bridge - 45 minutes approximately
Chipstead to Tattenham Corner - 13 minutes

LOCAL BUSES

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
60 Coulsdon Town via Purley, South Croydon, West Croydon to Streatham station.
405 Coulsdon Town Centre via Hooley, Merstham to Redhill
405 Coulsdon Town Centre via Purley, Croydon Flyover to Croydon Fairfield Halls
434 Coulsdon Town Centre via Purley, Kenley, Whyteleafe to Caterham Valley
463 Couldson Town Centre via Upper Woodcote, Wallington, Beddington, Mitcham Eastfields to Pollards Hill

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

LEASE

125 years from 1st January 2021.

There is potential for purchasing buy-in options for the Freehold.

MAINTENANCE CHARGES

Not applicable.

COUNCIL TAX

Croydon BAND B £2,022.15 2026/27

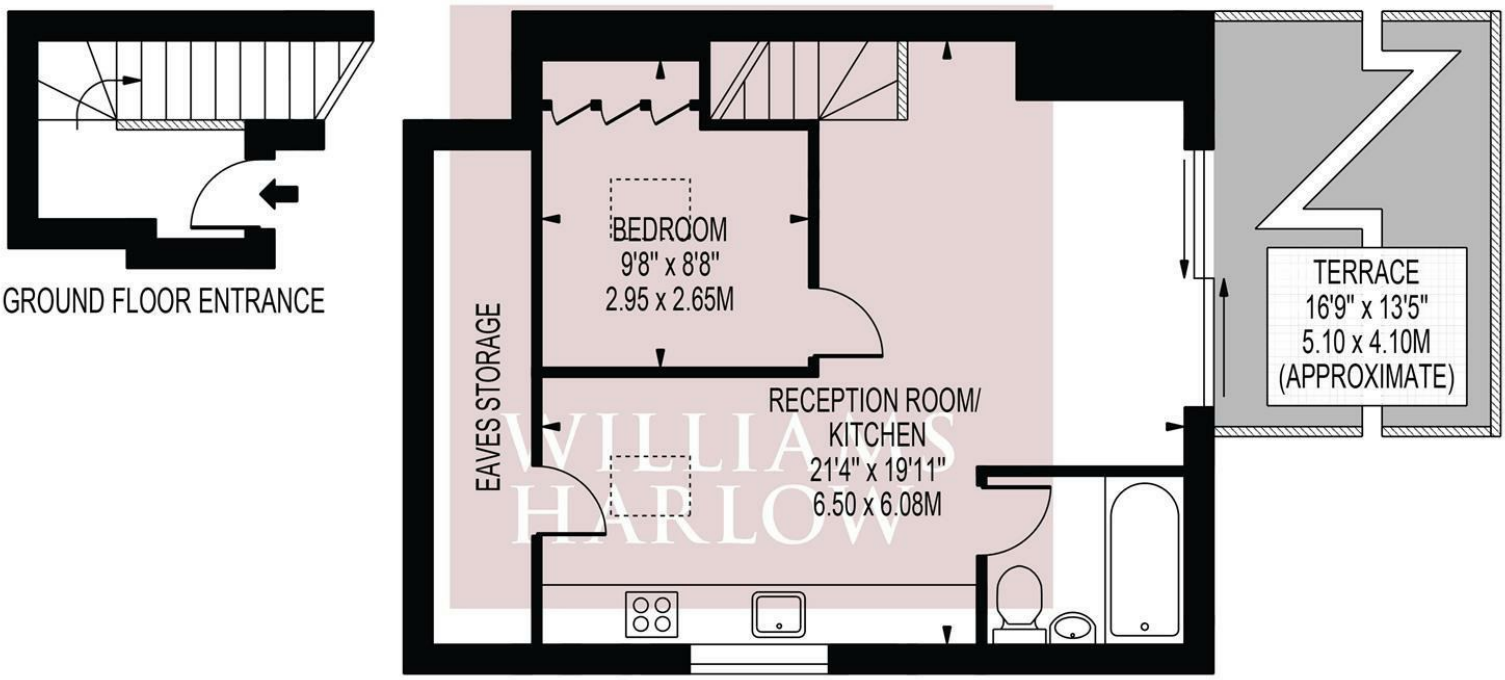
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS HARLOW

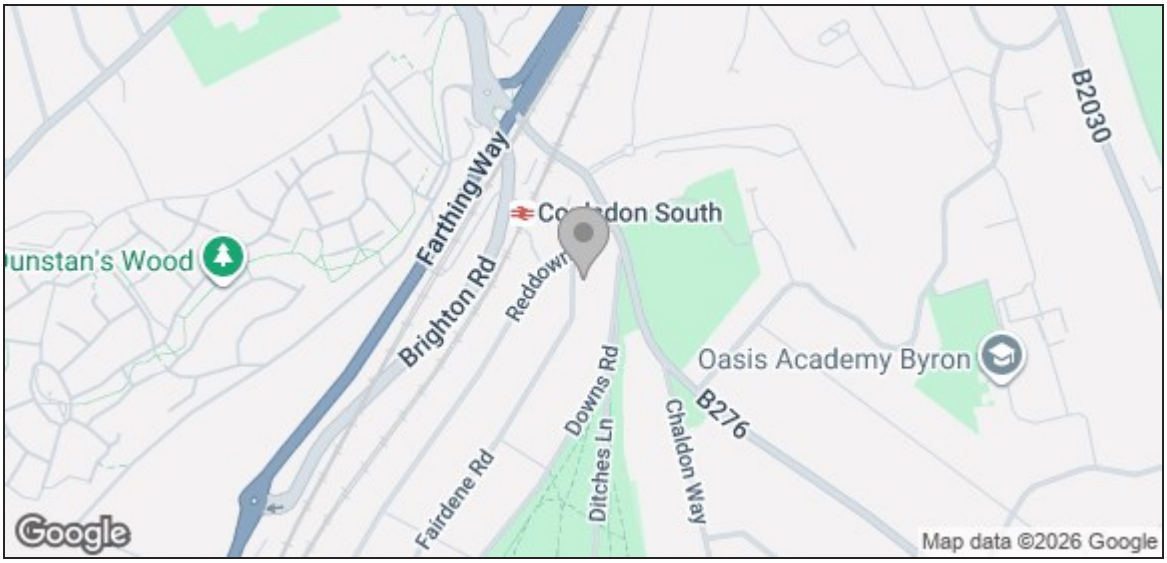
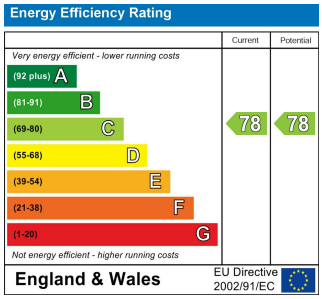
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **527 SQ FT - 48.93 SQ M**

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **54 SQ FT - 5.00 SQ M**



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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