



Brighton Road | | Coulsdon | CR5 2BF

£1,600 Per Month

BOND & SHERWILL
EST. 1908

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Located close to Coulsdon Town Centre this two-bedroom, first-floor apartment comes to the market in excellent condition.

The interior includes entrance hallway, two good-size bedrooms, open-plan lounge/kitchen, bathroom with shower, gas central heating and double-glazing.

Additional features includes communal parking.

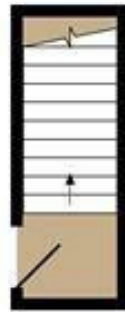
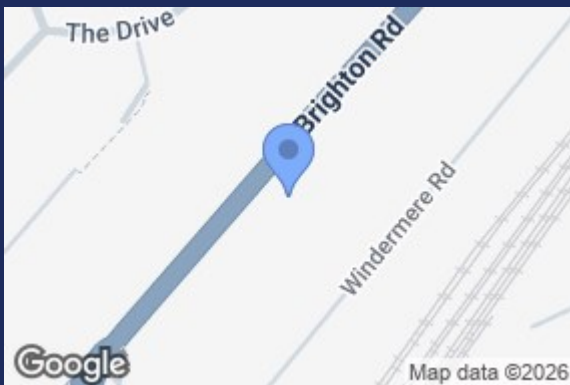
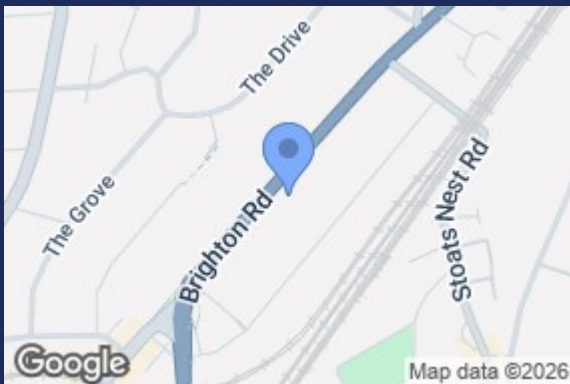
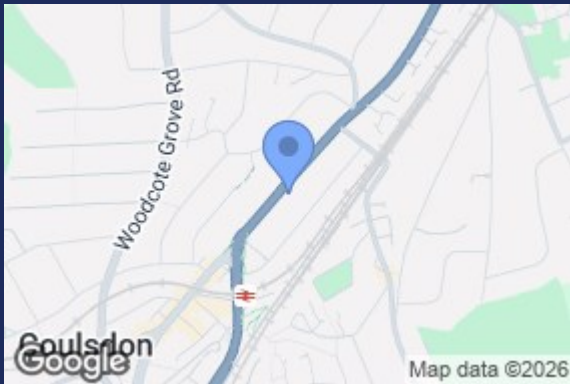
Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.







ENTRANCE FLOOR
APPROX. FLOOR
AREA 51 SQ. FT.
(4.7 SQ. M.)



APPROX. FLOOR
AREA 783 SQ. FT.
(72.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 834 SQ. FT. (77.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(59-80) C		
(35-58) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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