



Leaden Hill | | Coulsdon | CR5 2DZ

Guide Price £325,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £325,000 -£350,000

This two-bedroom modern apartment benefits from a contemporary design and is ideally situated just a short walk away from Coulsdon Town Railway Station and Coulsdon High Street.

The interior comprises an open-plan dual-aspect lounge/kitchen, two good-size bedrooms, en-suite and bathroom.

Additional benefits include balcony with views over the local area, lift access and allocated parking.

Coulsdon Town and Coulsdon South Railway Stations offer quick and easy access to a wide variety of locations such as London Victoria, London Bridge, Gatwick Airport and Brighton, whilst the M23/M25 interchange at Hooey provides easy access Gatwick Airport and the national motorway network. In addition there are a variety of bus routes with various destinations.

Local shops include Waitrose, Aldi and additional supermarkets whilst also having access to further shopping opportunities and gyms across Croydon. Coulsdon High Street offer various popular restaurants and coffee shops. Surrounding Green areas include Coulsdon Memorial Park and Farthing Downs as well as local Golf courses such as Coulsdon Court and Woodcote Park

Hallway

The hallway includes wooden flooring, radiator, cupboard housing MRXBOX mechanical ventilation unit, cupboard with space for washing machine, down-lights and smoke alarm.

Bedroom Two

Bedroom two includes fitted wardrobe, double-glazed single-casement window, radiator and ceiling extractor valve.

Bedroom One

Bedroom one includes fitted wardrobe, radiator, double-glazed single-casement window and ceiling extractor valve.



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En-Suite

The en-suite includes tiled floor, shower enclosure with wall-fixed controls & shower hose attachment, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, chrome heated towel rail, partially-tiled walls, extractor fan, down-lights and ceiling extractor valve.

Bathroom

The bathroom includes tiled floor, partially tiled walls, panel-enclosed bath with fixed wall controls & shower hose attachment, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, down-lights and extractor fan.

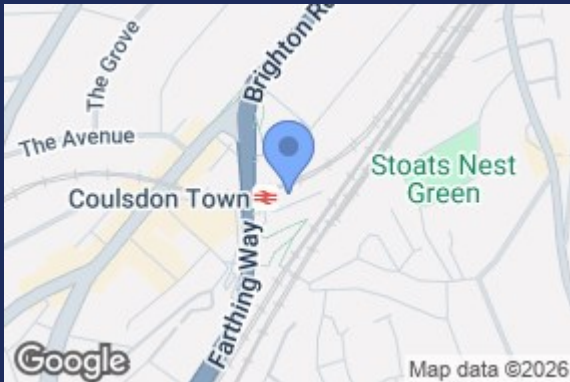
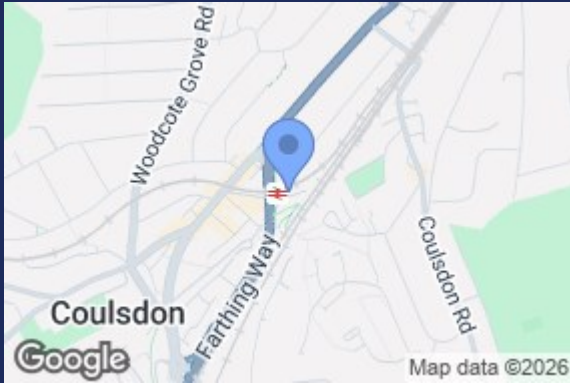
Lounge Area

The lounge area is dual-aspect and includes wooden flooring, double-glazed window and down-lights.

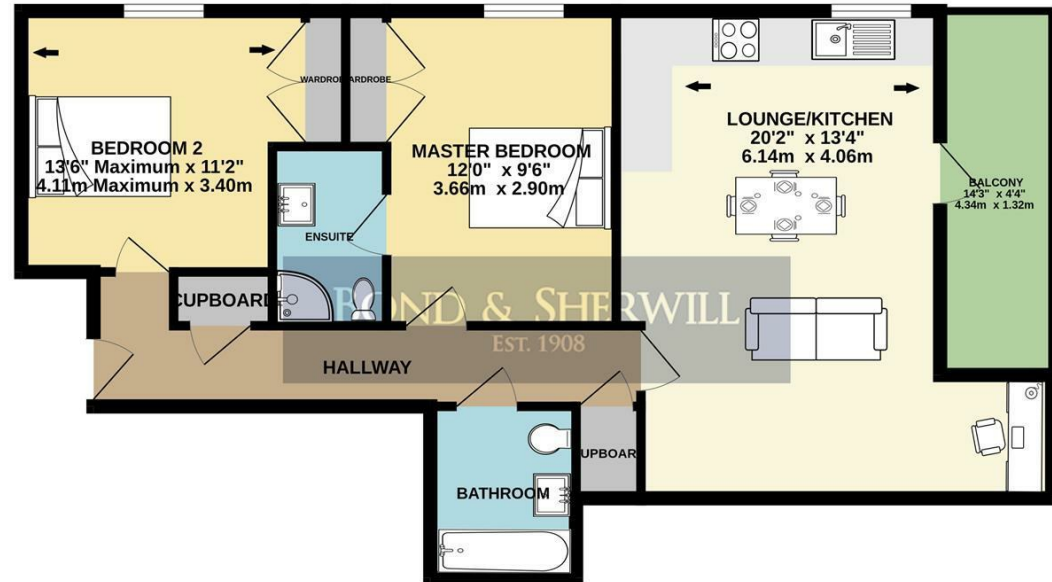
Kitchen Area

The kitchen area is dual-aspect and includes wall & base level units with work surface area, oven, four-ring electric hob, sink with stainless-steel mixer tap, double-glazed glass-panel door leading to balcony, double-glazed window, down-lights and ceiling extractor valve.

Balcony



THIRD-FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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