



Kingfisher Court, 32 Brighton Road | | Coulsdon | CR5 2BA

Asking Price £240,000

BOND & SHERWILL
EST. 1908

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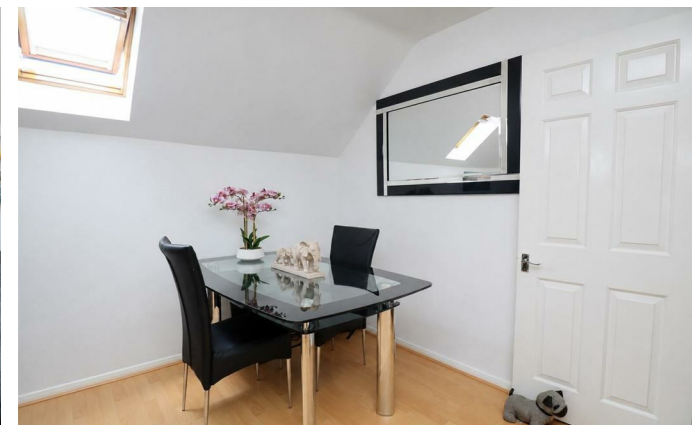
Perfect either for investors or first time buyers this one-bedroom, second-floor, share of freehold, purpose-built apartment is located within ideal proximity to Coulsdon Town Centre, Coulsdon Town Station and Coulsdon South Station.

The interior features a triple-aspect lounge, dual-aspect kitchen, good-size bedroom, bathroom, double-glazing and gas central heating.

Additional benefits include off-street parking and communal garden.

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.



Hall

Entry phone system, smoke alarm and spotlights.

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Lounge

Triple-aspect, Two-casement double-glazed window, roof window, concealed radiator, frosted-effect window and wooden flooring.

Bedroom

Two-casement double-glazed window and radiator.

Bathroom

Low-level W.C, panel-enclosed bath with fixed shower head, pedestal wash-hand basin, partially-tiled walls, concealed radiator, roof-window, extractor fan and down-lights.

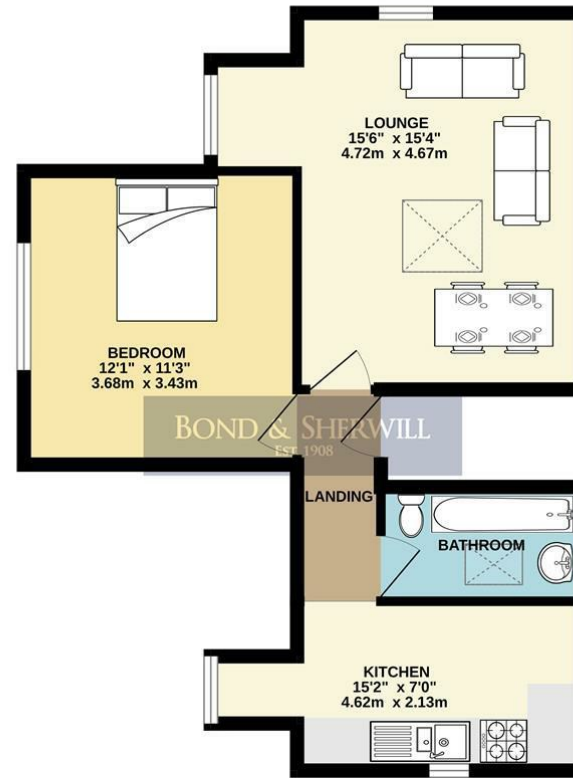
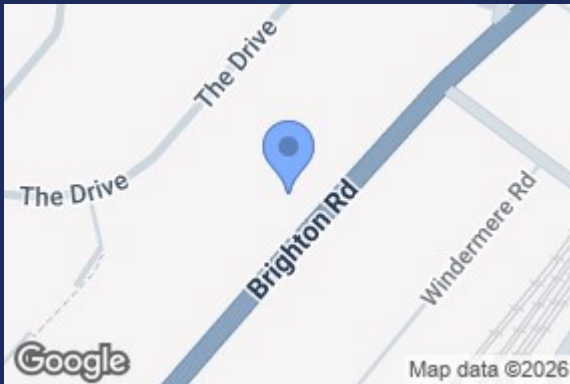
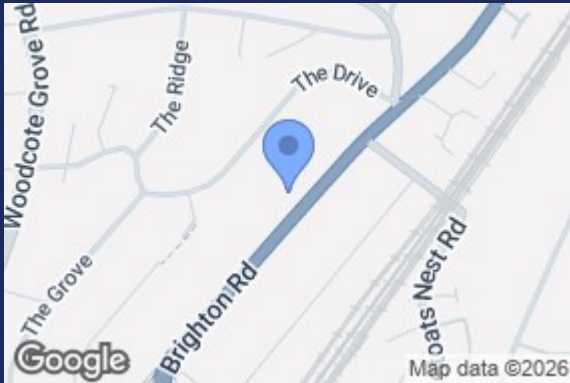
Kitchen

Dual-aspect, wall & base level units with work surface area, one & a half bowl sink with drainer, four ring gas hob with concealed extractor hood, fridge/freezer, washing machine, single-casement double-glazed window, partially-tiled walls, frosted-effect window and tiled floor.

Communal Grounds

The communal grounds include a communal garden and off-street parking.





SECOND-FLOOR
496 sq.ft. (46.0 sq.m.) approx.

TOTAL FLOOR AREA: 496 sq.ft. (46.0 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	78	78
(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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