

Leaden Hill | | Coulsdon | CR5 2FF

Guide Price £230,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 2FF
Guide Price £230,000

Guide-Price: £230,000 - £240,000
Located within close proximity to Coulsdon Town Railway Station this contemporary, fourth-floor apartment is chain-free and perfect both for first-time buyers and investors.

The interior benefits from a contemporary and stylish design with features including a dual-aspect, open-plan lounge/kitchen with balcony, good-size bedroom and modern bathroom.

Other benefits to note include lift access.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 widely 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. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

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.

Hallway
The hallway includes wooden flooring, radiator, video entry system, downlights, cupboard with space for washing machine and cupboard housing MRXBOX.







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Lounge Area

The lounge area is dual-aspect with features including wooden flooring, four double-glazed windows, radiator, double-glazed glass-panel door leading to balcony and down-lights.

Kitchen Area

The kitchen area includes wall & base level units with work surface area, sink with drainer & stainless-steel mixer tap, four-ring electric hob, oven, integrated fridge/freezer, integrated dishwasher, down-lights and smoke alarm.

Balcony

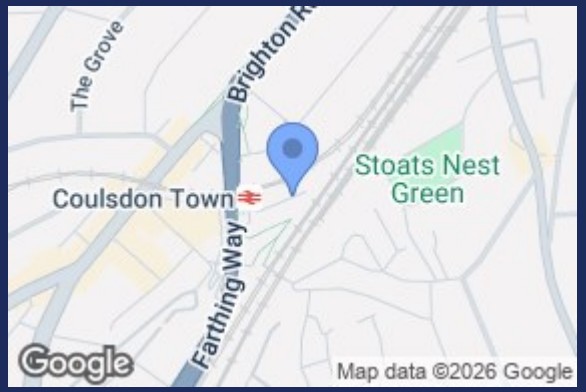
Bathroom

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

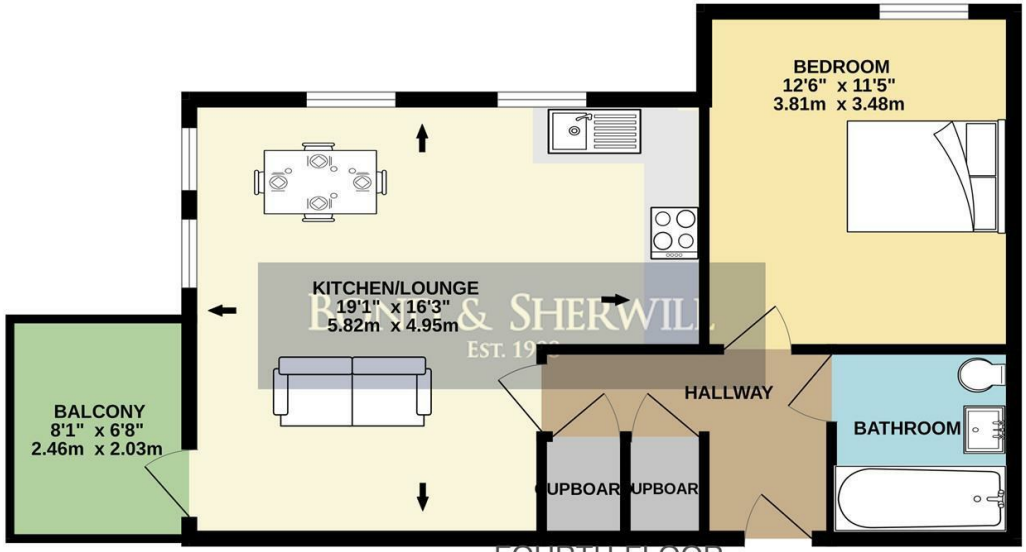
Bedroom

The bedroom includes radiator and double-glazed window.





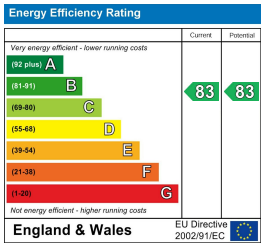




FOURTH-FLOOR
537 sq.ft. (49.9 sq.m.) approx.

TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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