



Station Approach Road | | Coulsdon | CR5 2BT

Asking Price £270,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 2BT
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Ideally situated just a short walk from Coulsdon Town Railway Station and Coulsdon High Street this contemporary, one-bedroom, first-floor apartment is ideal for anyone looking to enjoy contemporary living close to transport into Central London.

The interior benefits from an open-plan lounge/kitchen with a balcony offering views over the local area. Additional features include a good-size bedroom, bathroom and storage.

Other benefits to note includes lift access and an option to purchase 50% shared ownership for £135,000.

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. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School.

Please note that there is an exit fee of 1% plus VAT.

Hallway

The hallway includes video entry system, radiator, smoke alarm and cupboard housing Heatrea Sadia Electromax.

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Bedroom

The bedroom includes fitted wardrobe, radiator and double-glazed window.

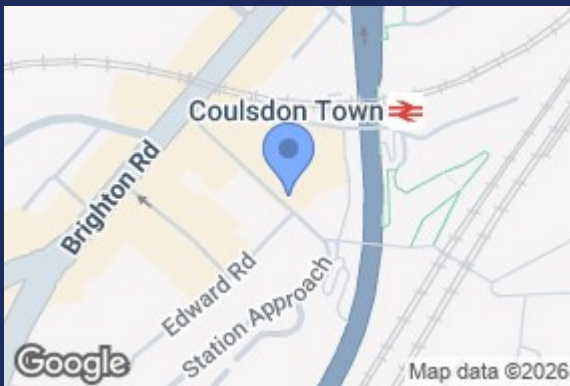
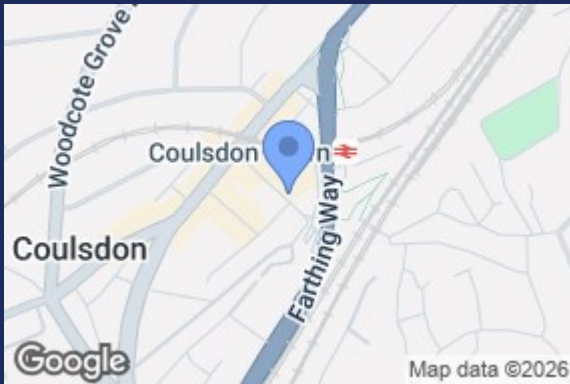
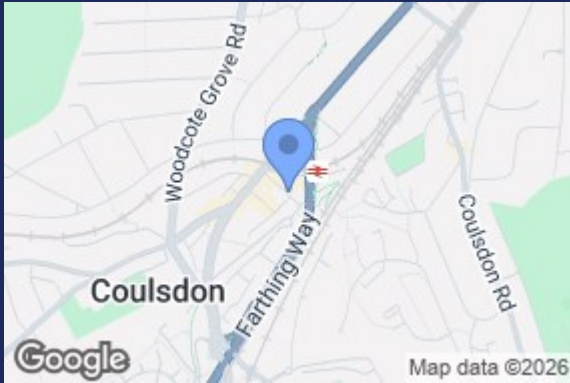
Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, tiled floor, partially-tiled walls, opaque double-glazed window, extractor fan and down-lights.

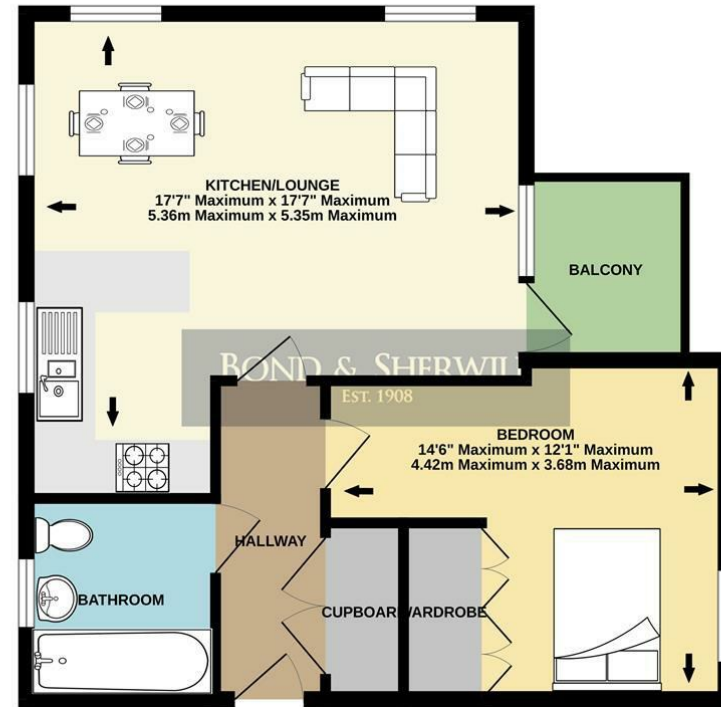
Kitchen/Lounge

The kitchen/lounge is triple-aspect and includes partially-tiled floor, space for dining area, wall & base level units with work surface area, oven, four-ring gas cooker with extractor hood, one & a half bowl sink with drainer, space for washing machine, space for fridge/freezer, concealed Vailant boiler, radiator, smoke alarm and down lights.





FIRST-FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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			
(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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