
woodlands

11 WALLACE SQUARE, NETHERNE ON THE HILL, COULSDON, SURREY, CR5 1RS

£299,950

LEASEHOLD

Bright, top/first floor apartment offered for sale with no onward chain, situated within a stunning development that has a gym and swimming pool, as well as a local shop on site and extensive, well kept grounds and a cricket club.

Netherne on the Hill is a beautiful, village with its own amenities all within a tucked away location, yet less than 2 miles from Coulsdon South mainline train station.

This attractive two storey building is around 25 years old, and set within a quiet cul de sac, with an attractive shared garden, with gated access, forming the centre section of the street. There is a video entry system for the building, as well as allocated and visitor parking.

You have a generous entrance hall, with built in storage and loft access, a spacious lounge with a bay window, in addition to a dual aspect kitchen/dining room. There are two double bedrooms, an en-suite shower room and a family bathroom.

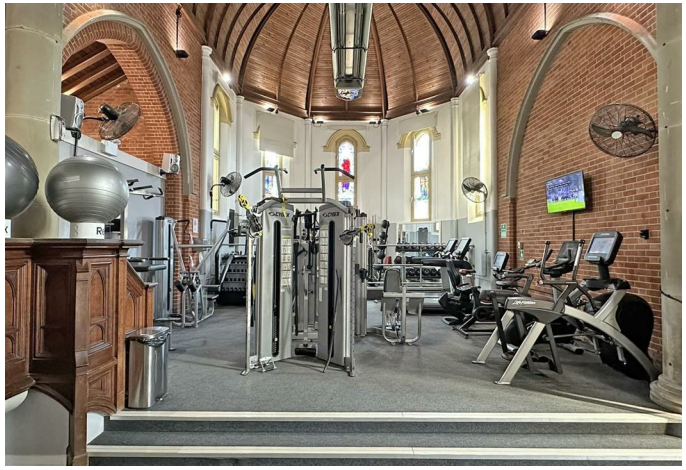
There are a wide number of shops, amenities and schools available within easy reach, from Merstham village, with it's schools and mainline train station, to Hooley, Chipstead, Couldson and Chaldon, all offering local shops and a wide choice of transport options.

- **NO CHAIN**
- **LARGE LOUNGE/DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **HIGH CEILINGS**
- **COUNCIL TAX BAND: E**
- **FIRST/TOP FLOOR**
- **KITCHEN/BREAKFAST ROOM**
- **ALLOCATED PARKING**
- **STUNNING GROUNDS AND GYM**
- **EPC RATING: C**













ROOM DIMENSIONS:

ENTRANCE HALL
208 x 9'11 (63.40m x 3.02m)

LOUNGE/DINING ROOM
15'11 x 15'0 (4.85m x 4.57m)

KITCHEN
12'2 x 11'0 (3.71m x 3.35m)

BEDROOM ONE
10'11 x 9'2 (3.33m x 2.79m)

ENSUITE SHOWER ROOM
5'8 x 5'8 (1.73m x 1.73m)

BEDROOM TWO
12'2 x 9'8 (3.71m x 2.95m)

BATHROOM
7'6 x 5'10 (2.29m x 1.78m)

GAS CENTRAL HEATING

WOOD DOUBLE GLAZED WINDOWS

ALLOCATED PARKING SPACE

VISITORS PARKING

STUNNING COMMUNAL GROUNDS

GYM AND SWIMMING POOL

YEARS REMAINING ON LEASE: 974

GROUND RENT: £0

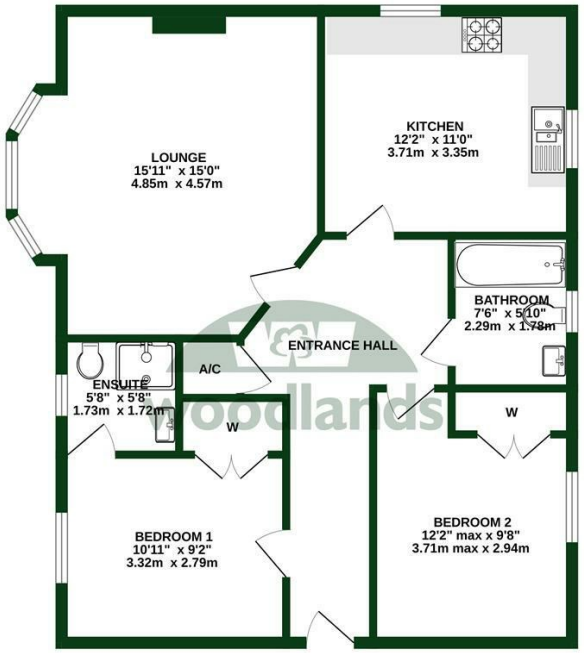
SERVICE CHARGES: £3,960 PER ANNUM







FIRST/TOP FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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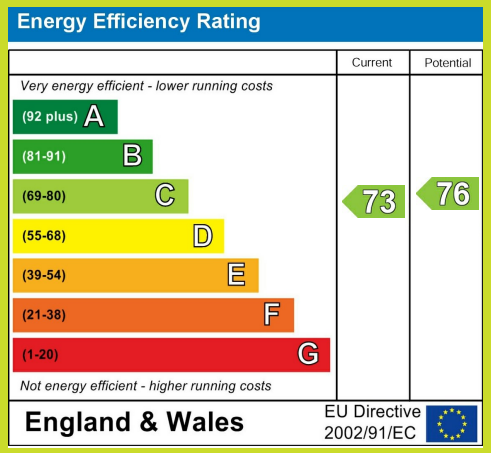
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