



The Village Square | | Coulsdon | CR5 1LZ

£260,000

**BOND & SHERWILL**  
EST. 1908

The Village Square |  
Coulsdon | CR5 1LZ  
£260,000



Located in the popular village of Netherne this second-floor apartment benefits from two allocated parking spaces and is perfect for first-time buyers.

The interior features two good-size bedrooms, en-suite, lounge with balcony, kitchen, bathroom, hallway, loft, double-glazing and gas central heating.

A natural haven for wildlife, Netherne-on-the-Hill is surrounded by 184 acres of countryside and woodland with footpaths through the hills. Community facilities include a gym for residents with changing facilities, swimming pool & sauna, cricket green, tennis courts, village hall, village shop and pavilion. The M25/M23 Interchange at Hooley is a short drive away while Coulsdon South can be used to access London Bridge and London Victoria.

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

We have been informed by the vendor that there is a 1% exit fee when selling.

#### Hallway

The hallway includes cupboard housing Worcester boiler, loft hatch and coved ceiling.

#### Lounge

The lounge includes two glass-panel double-glazed double-doors leading to balcony, radiator and coved ceiling.

#### Balcony

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### **Kitchen**

The kitchen includes tiled floor, wall & base level units with work surface area, undermount sink with stainless-steel mixer tap, space for dishwasher, space for washing machine, space for fridge-freezer, four-ring gas hob with concealed extractor hood, partially-tiled walls and down-lights.

### **Bedroom Two**

Bedroom two includes double-glazed single-casement, radiator and coved ceiling.

### **Bedroom One**

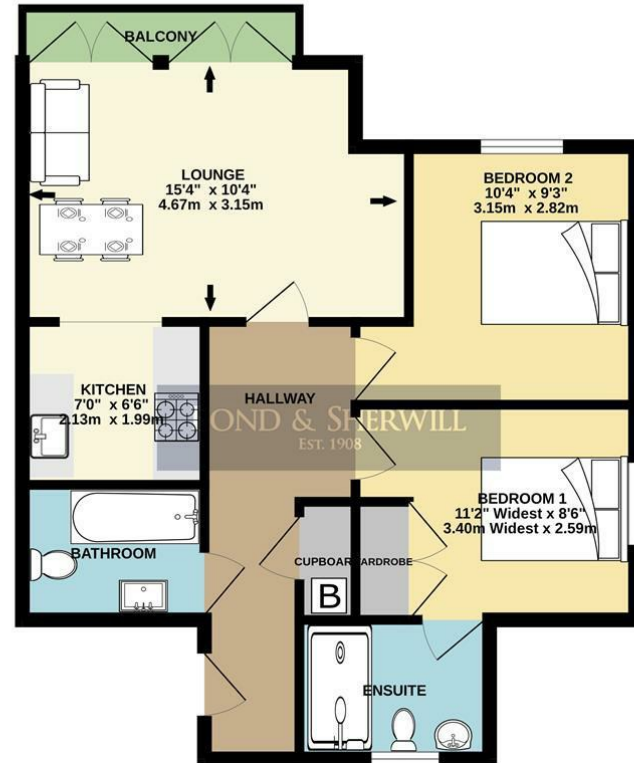
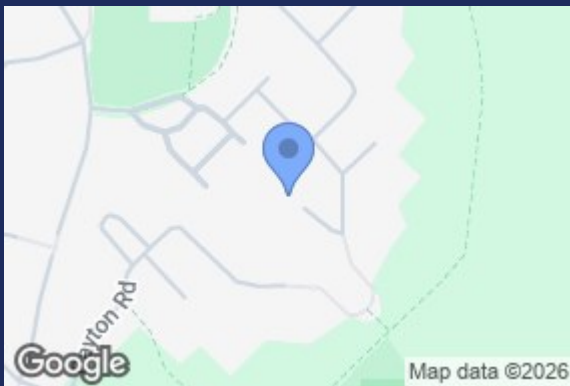
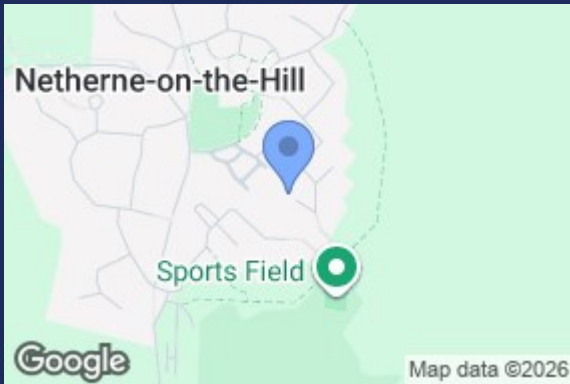
Bedroom one includes double-glazed single-casement window, radiator, fitted wardrobe and coved ceiling.

### **Bedroom One En-Suite**

The en-suite includes low-level W.C with dual-flush, double-glazed opaque single-casement window, shower enclosure with waterfall shower head, wall-fixed controls & shower hose attachment, pedestal wash-hand basin, radiator, partially-tiled walls, extractor fan and down-lights.

### **Bathroom**

The bathroom includes panel-enclosed bath with shower hose attachment, tiled floor, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, radiator, partially-tiled walls, extractor fan and down-lights.



SECOND-FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA : 574 sq.ft. (53.3 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			
(11-11) B			
(10-10) C		78	79
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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