

Brighton Road | | Coulsdon | CR5 2BB

Asking Price £110,000

BOND & SHERWILL
EST. 1908

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Ideally situated close to Coulsdon High Street this recently-decorated one-bedroom, third-floor retirement flat is for over 60's only and comes to the market chain-free.

The interior features a good-size bedroom with fitted wardrobe, double-glazed windows, lounge, fitted kitchen, shower room and hallway.

Additional benefits include residents' parking, residents' lounge, communal laundry room and 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, Aldi & Tesco Express along with further shopping opportunities across Croydon, while Coulsdon High Street itself has a number of popular restaurants and coffee shops. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

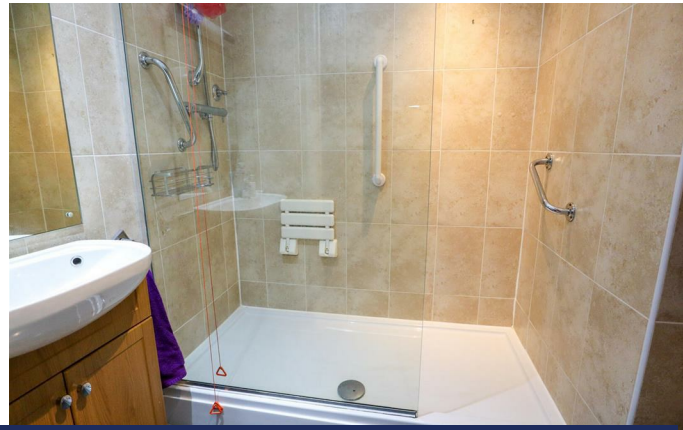
There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

Hallway
The hallway includes cupboard housing hot water tank & electric meter, smoke alarm and coved ceiling.

Bedroom
The bedroom includes double-glazed window with secondary-glazing, fitted wardrobe, electric heater, emergency pull cord and coved ceiling.







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Shower Room
The shower room includes shower enclosure with shower hose attachment, hand rail, wash-hand basin with stainless-steel mixer tap, tiled walls, low-level W.C with concealed cistern, chrome towel rail, emergency pull cord, down-lights and coved ceiling.

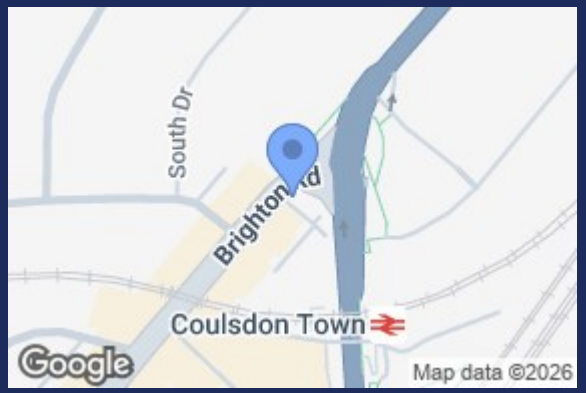
Lounge
The lounge includes double-glazed window with secondary-glazing, storage heater, emergency pull cord and coved ceiling.

Kitchen
The kitchen includes wall & base level units with work surface area, double-glazed window, sink with drainer & stainless-steel mixer tap, oven, four-ring electric hob with extractor hood, space for free-standing fridge-freezer and coved ceiling.

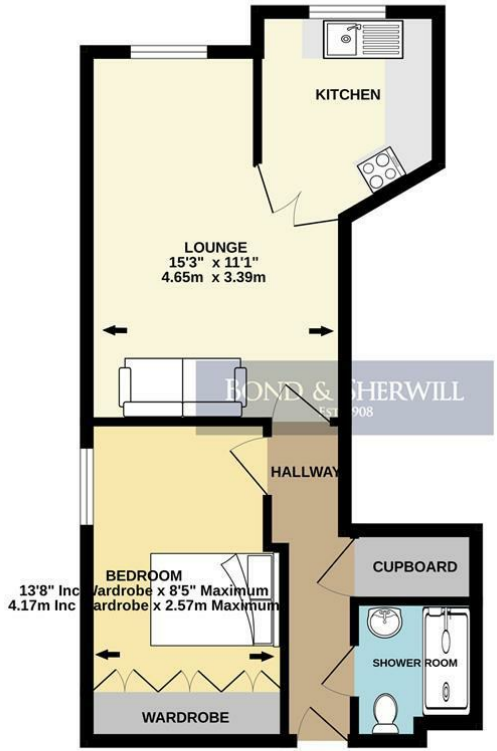
Communal Grounds
The well-maintained communal grounds include residents' parking & seating areas.





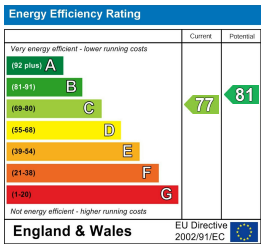


THIRD-FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.8 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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