



BRIGHTON ROAD, COULSDON, CR5 2NB

Modern 2 bedroom flat in ideal location in Coulsdon.

**£1,600 pcm** 2 bedroom flat to rent

**LET AGREED**





Hallways are pleased to market this lovely 2 bedroom flat in the heart of Coulsdon.

There is a spacious, open plan lounge and dining area. The entire apartment is decorated neutrally, making it a calming and modern space. This area also opens out into the kitchen.

Along the corridor there is a good-sized bathroom and two double bedrooms, all tastefully decorated.

The location of this property is ideal for anyone needing to commute into London as it is across the road from Coulsdon Town Train Station and only a 10 minute walk from Coulsdon South Train Station. Coulsdon high street is home to a wonderful variety of independent coffee shops, restaurants and bars. There is also a Waitrose and an Aldi, making the location of this apartment super convenient.

This property is part-furnished, the details of which will be discussed.

Available from mid-September.

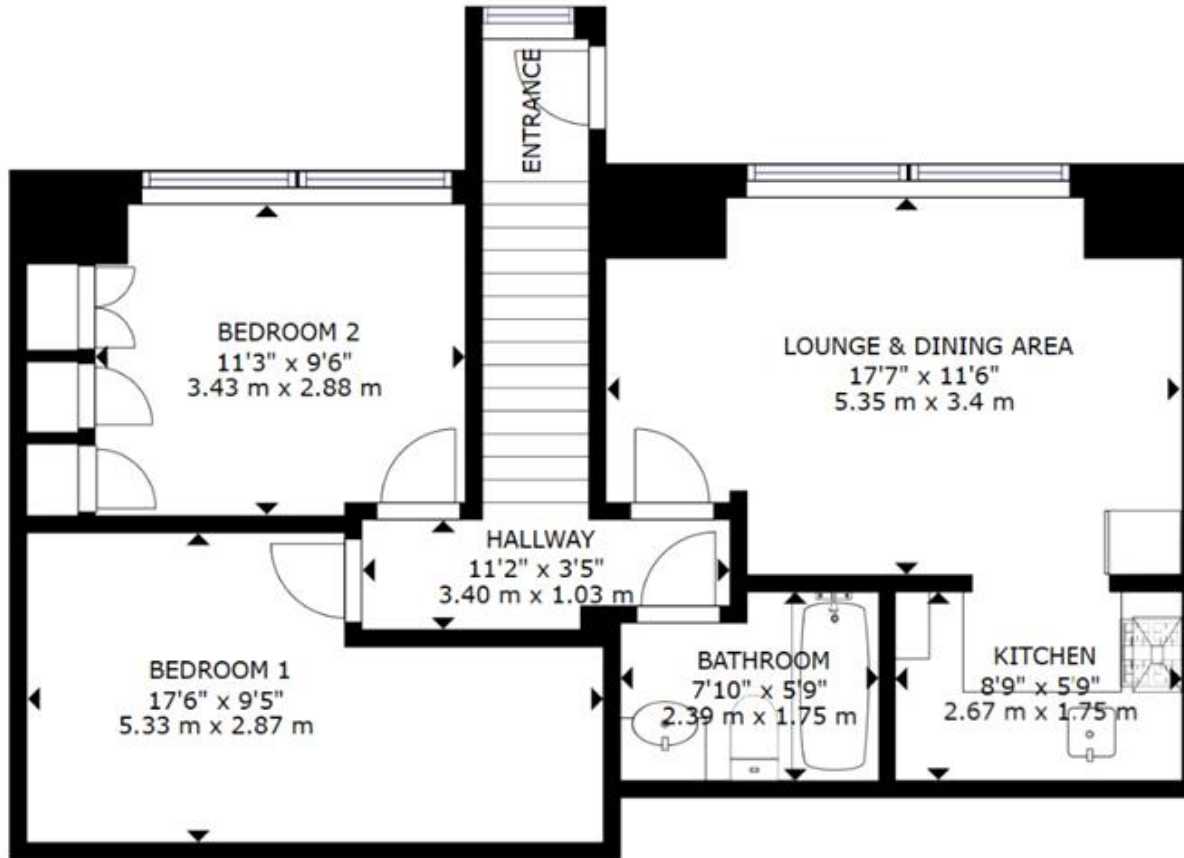
Please email us at [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk) to arrange a viewing

Council Tax Band: B (Croydon)

- 2 Double Bedrooms
- Close to all amenities
- Commuters dream
- Fantastic choice of Local Restaurants
- Great Location







GROSS INTERNAL AREA  
 FLOOR 1: 668 sq ft. 62.04 m<sup>2</sup>  
 TOTAL: 668 sq ft. 62.04 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
102-150	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79	79
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			

Viewing by appointment only  
 Hallways Property

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.