



FLAT, REDDOWN ROAD, COULSDON

Beautifully decorated, bright and spacious 2 bedroom flat, perfect for first-time buyers, couples, or anyone wanting to downsize. Located in a prime residential road in Coulsdon.

Fantastic for commuters who want to be close to Farthing Downs.

Call now to view|: 02035363959

Leasehold | 2 Bed flat in a super Coulsdon location

SSTC





Hallways are pleased to present this beautifully decorated, two double bedroom flat in Coulsdon.

This property has a spacious living area, boasting lovely bay windows allowing for lots of natural light.

The master bedroom is a great size, allowing plenty of room for a double bed and ample space for chest of draws and wardrobes.

The second bedroom is also a double bedroom with enough space to accommodate a small desk and wardrobe.

The bathroom has been decorated in a monochrome style with a bath and shower over the bath.

The kitchen follows on from the monochrome decor, which also benefits from a large window, allowing the natural light to flow through.

This well decorated flat is located in a popular road in Coulsdon, offering easy access to both Coulsdon South and Coulsdon Town railway stations, meaning you are less than 30 minutes away from London. Farthing Downs and Coulsdon Town Centre are also a short walk. Coulsdon Town centre is a bustling high street, with an array of independent restaurants together with well know shops and independent shops.

Vendors comment: "Living here has been a pleasure. Coulsdon has everything...Wonderful restaurants/pubs, lovely walks across Farthing Downs, and such easy access to the hustle and bustle of London. The space and environment here has been perfect to grow into and really afforded us an opportunity to make so many special memories in our first home.'

Council Tax Band: C (Croydon)
 Tenure: Leasehold (996 years)
 Ground Rent: £0 per year
 Service Charge: £50 per month





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
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.	

Viewing by appointment only

Hallways Estates Limited

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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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.