



REDDOWN ROAD, COULSDON

Chain free, ground floor 1 bed flat in a popular Coulsdon road close to Farthing Downs. Ready to move straight into.

Easy access to Coulsdon South and M23/M25.

Perfect for first time buyers and downsizers. View by appointment early.

£250,000 Leasehold | Brand New Instruction





Well presented, 1 bed ground floor maisonette for sale.
Bright and spacious, 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.

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 some great coffee shops and a Waitrose and Aldi.
Take a tour with our Hallways' exclusive 3D VR File and call to book your in person viewing 02035363959

Council Tax Band: B (Croydon)
Tenure: Leasehold (999 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)	76
B (81-91)	
C (69-80)	65
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Wider 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.