



RICHARDSON COURT, STATION APPROACH, COULSDON NORTH, COULSDON

Hallways are pleased to bring to the market this light and airy first floor, dual aspect studio, located within walking distance to Coulsdon Town Centre. Perfect for a First Time Buyer or Investor.
Call to book your appointment

£160,000 Leasehold | Dual Aspect Studio

UNDER OFFER





The flat comprises a dual-aspect studio, separate modern kitchen, bathroom and dressing room / office desk space.

The property is located in the heart of Coulsdon Town with shops and bus routes all within walking distance. Coulsdon South and Coulsdon Town Railway is also within close proximities.

Council Tax Band: B (Croydon)

Tenure: Leasehold (85 years)

Ground Rent: £150 per year

Service Charge: £83 per month

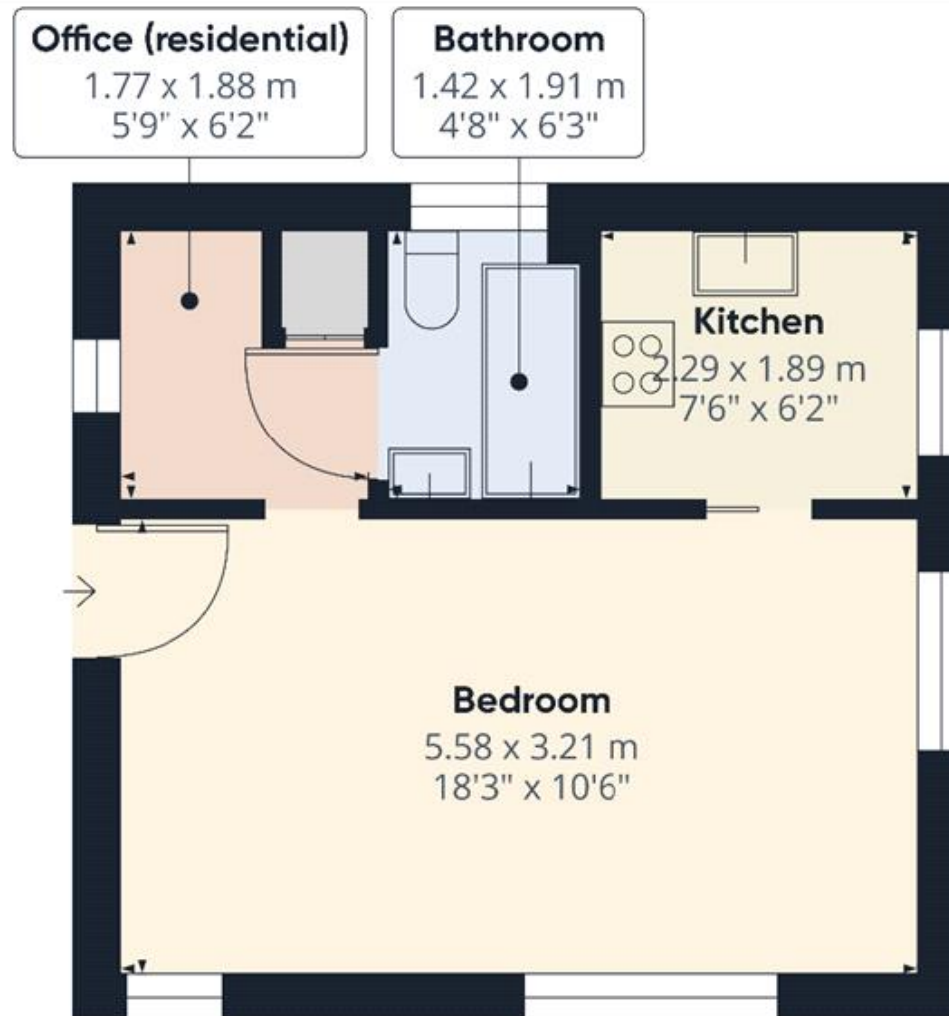
Lease is to be extended to 175 years on exchange.

Allocated parking bay in the adjacent car park.

- Bright & Airy
- First Floor Studio
- Close to Coulsdon Town Centre
- Close to Coulsdon South Railway Station
- Resident's Parking
- Dressing Room
- Ideal for First Time Buyers or Investors







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