



A bright and modern 2-bedroom, ground floor maisonette, offering a spacious living/dining room, contemporary kitchen, stylish bathroom, and allocated parking. With 664 sq. ft. of well-planned space, this home is ideal for first-time buyers, downsizers, or investors.

£299,950 Leasehold | Just added





Stylish 2-Bedroom Maisonette in a leafy, Coulsdon location.

This beautifully presented two-bedroom apartment offers modern living in a well-maintained development, complete with allocated parking and leafy surroundings.

Step inside to a bright and spacious living/dining room, filled with natural light from large windows and finished with contemporary décor and wood-effect flooring. The generous lounge area flows seamlessly into a dining space, making it perfect for both relaxing and entertaining.

The modern fitted kitchen provides ample storage and workspace, with space for appliances and a practical layout.

There are two double bedrooms, both neutrally decorated and well-proportioned, with the larger bedroom offering excellent space for wardrobes and storage. A fresh, fully tiled bathroom with a bath and overhead shower completes the home.

Additional benefits include gas central heating, double glazing throughout, and a well-kept communal entrance.

Externally, the property boasts a charming brick façade with landscaped communal gardens and an allocated parking bay, along with visitor spaces.

Outstanding school catchment in walking distance. Easy reach to a choice of recreational spaces with golf courses and tennis clubs nearby. Banstead Woods for ramblers and popular country pubs for Sunday lunch.

Take a tour with our 3D VR File and call to book your in person viewing: 02035363959

Council Tax Band: C (LB Sutton)

Tenure: Leasehold (974 years)

Ground Rent: £140 per month

L&Q leasehold

Ground rent/maintenance £140 a month.

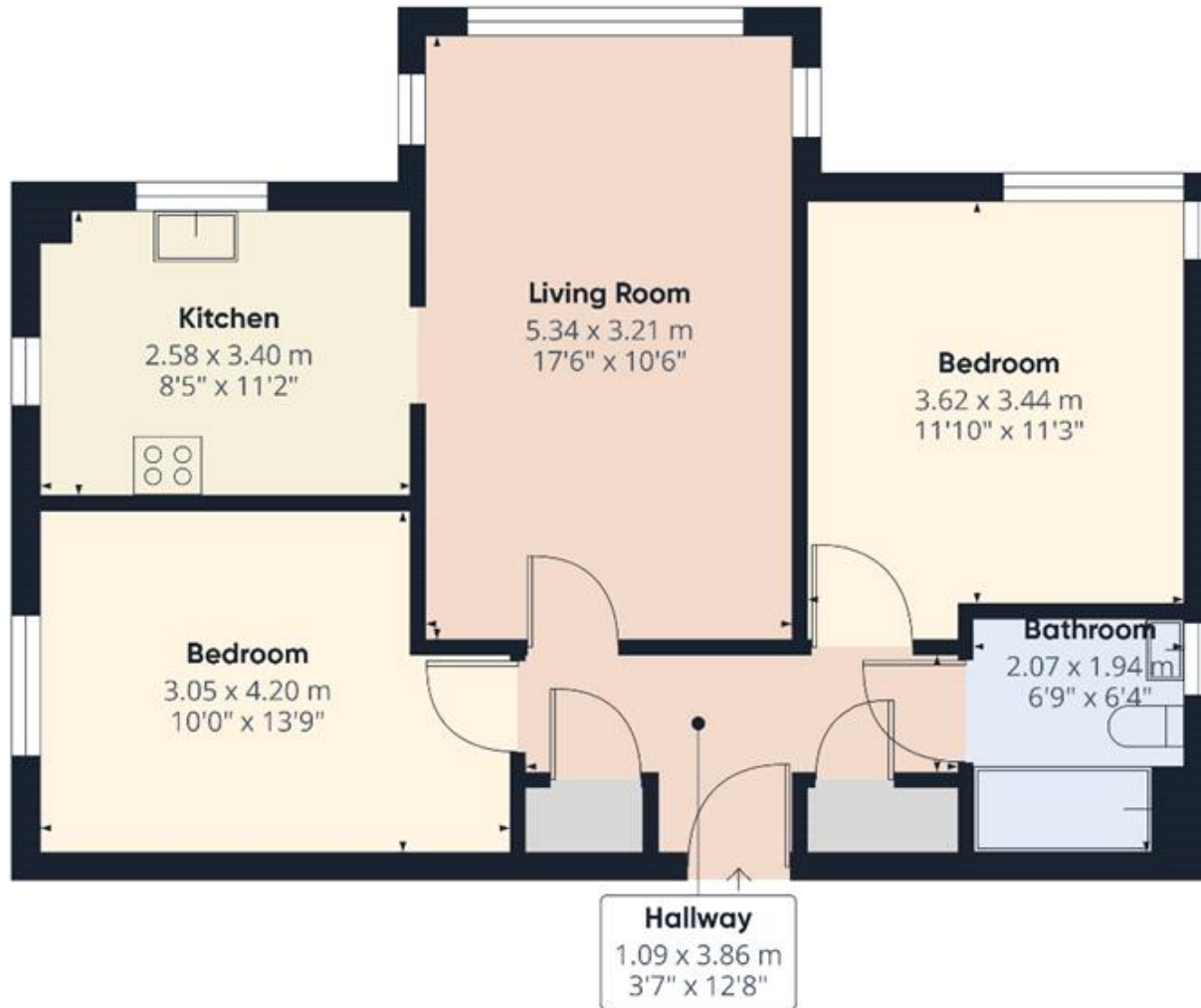
1 car parking space

Parking options: Residents

Garden details: Communal Garden

- Modern fitted kitchen
- Well Located for Local Amenities
- Two double bedrooms
- Spacious living / dining room
- Stylish Bathroom
- Allocated Parking space
- Excellent transport links





Approximate total area⁽¹⁾

61.6 m²

664 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS (RMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GI RAFFE 360

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

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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.