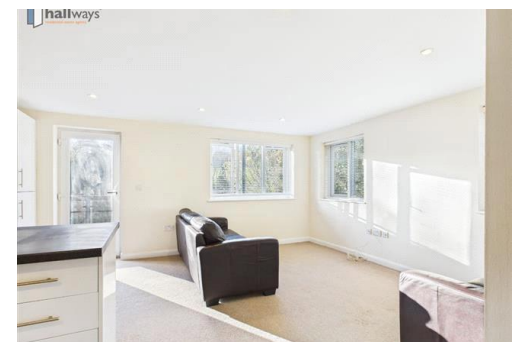




## SECOND FLOOR FLAT , OPTIMA COURT, BRIGHTON ROAD, COULSDON

2 bed apartment on the second floor of a modern development.  
10 minute walk to Coulsdon South Railway Station with links direct into London Victoria or London Bridge.  
Residents Parking. Close to Coulsdon Town Centre.  
Suitable for professionals, couples or sharers.  
Available Immediately.



**LET AGREED**





Hallways are pleased to market this modern, 2 bed apartment TO LET in the heart of Coulsdon. Located in a private block.

Just a short walk to Coulsdon South mainline railway station for short connections into London.

Easy access to M25 and M23.

A short walk into Coulsdon Town Centre, with it's great amenities including Aldi, Waitrose and Tesco Express. A selection of buzzing cafes and restaurants.

Open plan lounge and kitchen area, with double aspect windows. Two double bedrooms, one with en-suite shower.

Family bathroom and modern decor.

Available for IMMEDIATE LET. Subject to referencing.

Part Furnished. Residents parking space.

Take a tour with our 3D VR and call now for your in person viewing.

Council Tax Band: C (Croydon)

Deposit: £1,903.84

Holding Deposit: £350

Parking options: Residents

- 2 Bed Apartment
- TO LET
- Available Immediately
- Central Coulsdon Location
- Close to mainline station
- Residents Parking
- Close to High Street Amenities
- Fitted Kitchen
- Gas Central Heating
- Peaceful Location





| 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

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk) Website: [hallwaysproperty.uk/](http://hallwaysproperty.uk/)

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.