



GAWTON CRESCENT, COULSDON

Modern two-bedroom flat in sought-after Gawton Crescent, CR5. Open-plan living/kitchen area, two well-sized bedrooms and a contemporary bathroom. Benefits include allocated parking, good storage and access to communal grounds, set in a residential development.

**£299,950** Just added





A well presented two-bedroom apartment set within the sought-after Netherne-on-the-Hill development, offering a perfect blend of modern living and tranquil surroundings.

This spacious flat features a bright and airy open-plan living and kitchen area, ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and ample storage, while the living space benefits from large windows allowing plenty of natural light.

The property comprises two well-proportioned bedrooms, including a generous principal bedroom, often with built-in storage and the potential for an en-suite. A modern family bathroom completes the internal accommodation.

Further benefits include allocated parking, good storage throughout, and access to well-maintained communal grounds.

Located in a quiet residential setting, the property enjoys excellent transport links and easy access to local amenities, with countryside walks right on the doorstep. The development itself is popular with professionals and families alike, offering a peaceful village-style environment.

The area is predominantly made up of modern flats, with strong demand and a well-established residential community.

- Allocated Parking
- Ideal for First Time Buyers or Investors
- Open-plan living / kitchen area
- Quiet residential development
- Two double bedrooms







| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92+) <b>A</b>                              | 80 80             |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            |                   |
| (55-68) <b>D</b>                            |                   |
| (39-54) <b>E</b>                            |                   |
| (21-38) <b>F</b>                            |                   |
| (1-20) <b>G</b>                             |                   |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**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  
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