



234 Coulsdon Road,
Coulsdon, CR5 1EA - Price £250,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A rare opportunity to purchase a First Floor Two Bedroom Retirement Apartment with NO ONWARD CHAIN in this popular retirement development comprising generous living space with dual aspect lounge, separate Fitted Kitchen and Bathroom. Dormer Lodge is a small development of 19 retirement flats occupying a fantastic location being on completely level ground in the centre of the village adjacent to all amenities including shopping parade, Grange Park, doctor's surgery, choice of churches, library and buses passing the door. This retirement development also benefits from a passenger lift, emergency call system to all rooms, house manager, residents lounge with kitchen, laundry room, guest suite and visitors parking.

- First Floor Apartment
- Two Bedrooms
- Retirement Development
- Fitted Kitchen
- Dual Aspect Lounge
- Guest Suite
- Laundry Room
- Residents Lounge & Kitchenette
- Communal Gardens
- NO ONWARD CHAIN





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Dormer Lodge, Old Coulsdon CR5

Approximate Gross Internal Area
46.0 sq m / 495 sq ft

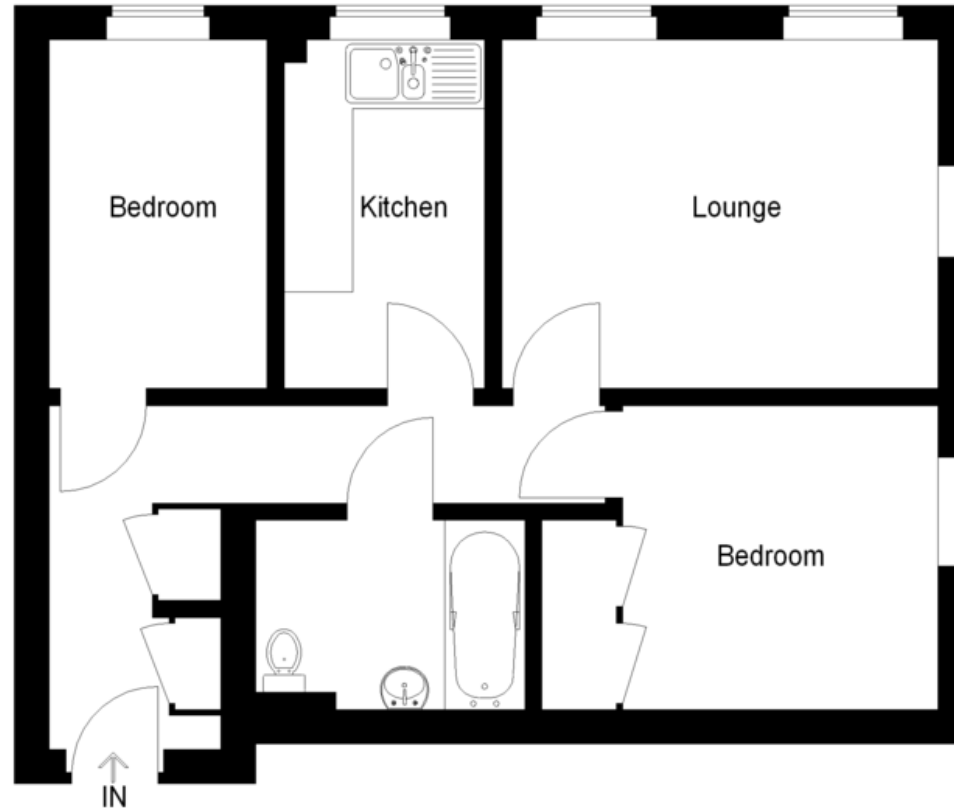


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID215759)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		