



76 Brighton Road,
Coulson, CR5 2BB - Price £124,950

JOHN BROWN & MARK YOULL
SALES & LETTINGS

A fantastic opportunity to purchase this One Bedroom Retirement Apartment set in the very convenient and level Central Coulsdon Town location. This retirement flat is offered with a spacious Entrance Hall, Lounge, Fitted Bathroom and Kitchen. The development enjoys lovely Communal Gardens, Spacious and very well furnished Communal Lounge, Laundry Room and Guest Suite. There is the added benefit of an On Site House Manager and Emergency Call System in place. There is Car Parking and Visitor Parking to the rear of the property and the Flat is offered with NO ONWARD CHAIN.

Most conveniently situated adjacent to Coulsdon town centre being on level ground and only a short distance from Coulsdon town centre offering comprehensive facilities, numerous bus services, choice of stations etc. The area offers a good selection of recreational facilities and Coulsdon is ideally placed for easy access to the M23 / m25 motorways.

- One Bedroom Retirement Property
- Spacious Entrance Hall
- Lounge
- Kitchen & Fitted Bathroom
- Communal Gardens
- Spacious And Well Furnished Communal Lounge, Laundry Room and Guest Suite
- On Site House Manager and Emergency Call System
- Central Coulsdon Town Location
- Car Parking and Visitors Parking
- 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.



Floorplan to be added



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		