



Coulsdon Road,  
Coulsdon, CR5 1EA - Price £110,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

A rare opportunity to purchase a First Floor Studio Apartment, Newly redecorated and refurbished with NO ONWARD CHAIN in this popular retirement development comprising generous living space with dual aspect lounge. Dormer Lodge is a small development of 19 retirement flats occupying an 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
- Retirement Development
- Studio Flat
- Room for owners private functions
- Lower ground Laundry room
- Communal gardens
- Guest Suite
- No Onward Chain
- Residents Lounge/ Kitchenette
- Shower Room





**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.



## Top Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 29.5 sq. metres (317.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

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