

**£375,000**

FREEHOLD

**JOHN BROWN**



**MARK YOULL**

SALES & LETTINGS



**Wallace Square**

Coulsdon, CR5 1RS

**PROPERTY FEATURES**

- Ground Floor Apartment
- Two Bedrooms
- Ensuite to Main Bedroom
- Additional Bathroom
- Fitted Kitchen / Breakfast Room
- Spacious Lounge Leading to Garden



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

**01737 55111 or 020 8668 5344**



## PROPERTY SUMMARY

A rare opportunity to acquire a beautiful spacious two bedroom ground floor apartment. Situated on the peaceful development of Netherne-on-the-Hill amongst 180 acres of land yet within easy reach of the M23/M25.

The village benefits from recreational facilities including a swimming pool / leisure club (converted from the original chapel), tennis courts, bowling and cricket club and village shop.

The property benefits from having its own charming wrap-around garden with patio area which is accessed via a door off of the lounge, furthermore, the property briefly comprises entrance hall, bright, spacious lounge with door leading to rear garden, fitted kitchen / breakfast room,



## **BATHROOM**

Full white suite comprises, panelled enclosed white bath with mixer tap shower attachment, low level WC, pedestal wash-hand basin, tiled floor with part tiled walls and coved ceiling

shed, access to front of property.

Allocated parking and additional visitors parking

## **MASTER BEDROOM**

Double glazed Georgian style windows, fitted wardrobe, coved ceiling, downlights,

## **ENSUITE**

Comprises of white suite, shower cubicle, low level WC, pedestal wash hand basin, tiled floor, part tiled walls, obscured glazed Georgian style window, extractor fan, coved cornice & downlight

## **BEDROOM TWO**

Georgian style double glazed window, fitted wardrobe and coved cornice

## **KITCHEN**

double aspect kitchen, potential breakfast room, with range of fitted cupboards under worksurface, inset stainless steel sink with drainer, four burner gas hob & extractor hood, integrated electric double oven, tiled floor, part tiled walls, down light, coved cornice.

## **LOUNGE**

Georgian style windows and door into garden, marble effect fire surround, coved cornice and ceiling rose.

## **GARDEN**

Corner garden, with lawned area and patio, storage



Property Tenure: Leasehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only

# Wallace Square, CR5

Total Approximate Gross Internal Area = 75.7 sq m / 815 sq ft

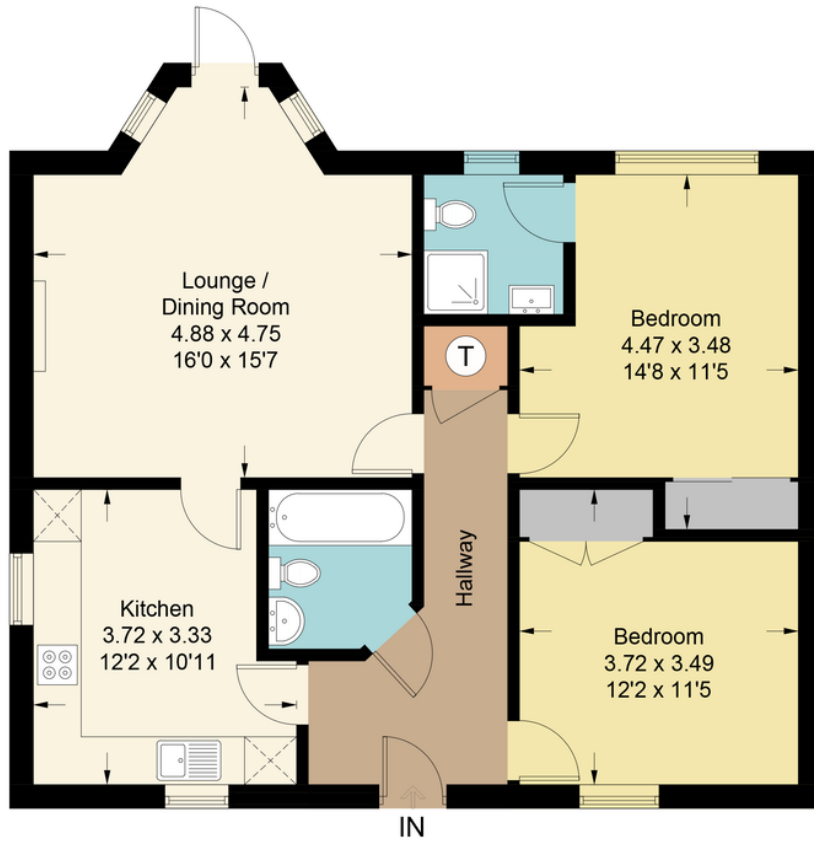


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID831267)



**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.

