



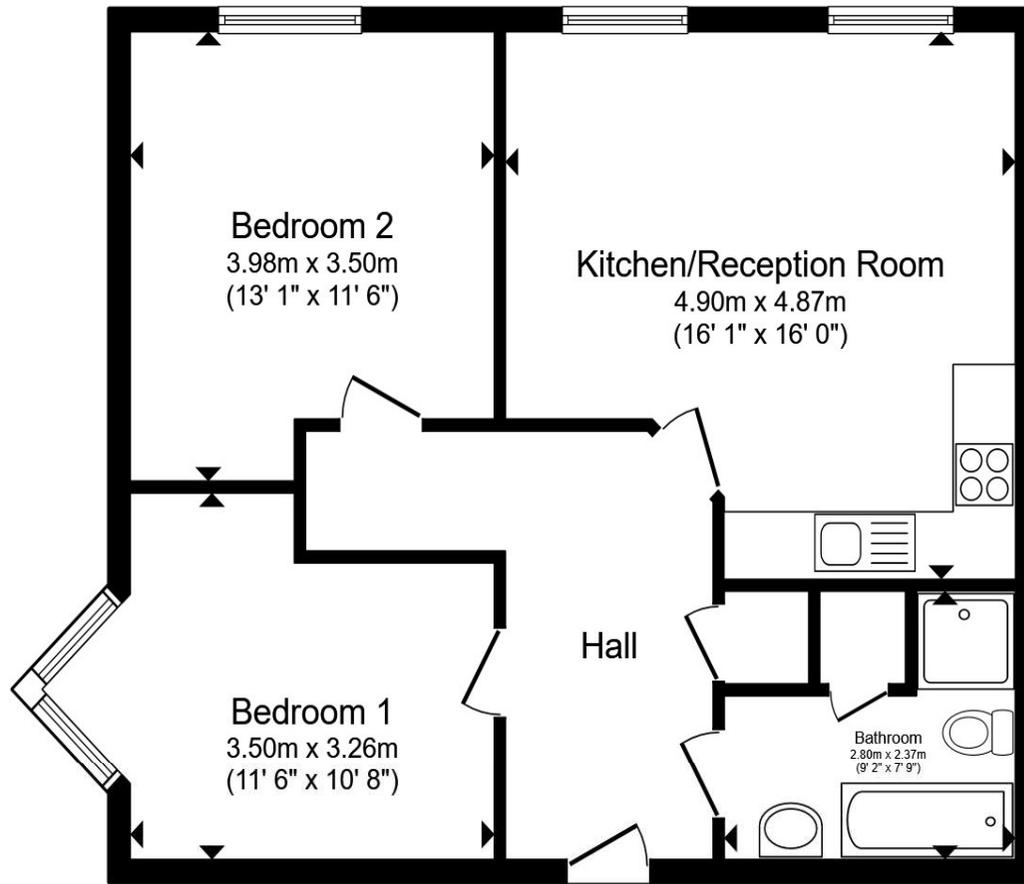
The Sycamores Brighton Road, Hooley Coulsdon CR5 3EF

welcome to

The Sycamores Brighton Road, Hooley Coulsdon

TWO DOUBLE BEDROOM groundfloor apartment set in Hooley close to both M25 and M23 access. Local amenities include popular coffee shop, garage, newsagent and cafes. Coulsdon Town and Coulsdon South Stations are less than a 10 minutes' drive away and there are also bus links to London mainline stations, Gatwick Airport and Coast. The nearest bus stop towards Coulsdon & Croydon is a stones throw away from the flat, on the A23, and the local 405 bus can be used for Coulsdon, West Croydon and Redhill. Coulsdon Town itself provides three major supermarkets and local high street stores. The property benefits from being CHAIN FREE, two double bedrooms, large entrance hallway, views of the communal grounds from the lounge/kitchen area, bathroom, entry phone system, allocated parking and ready to move into.





First Floor

Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

The Sycamores Brighton Road, Hooley Coulsdon

- CHAIN FREE
- Allocated Parking
- Two double bedrooms
- Close to Coulsdon Town centre
- Bus links on your doorstep

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2390.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£275,000



view this property online [barnardmarcus.co.uk/Property/RDH103453](https://www.barnardmarcus.co.uk/Property/RDH103453)



Property Ref:
RDH103453 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property



barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)