

LEASEHOLD



First Floor Apartment
**LEADEN HILL,
COULSDON,
SURREY,
CR5 2FF**

£239,950

FEATURES

One Bedroom First Floor Apartment

Luxury Kitchen and Bathroom

Balcony

**Excellent transport links via Coulston Town and
Coulston South Train Stations**

Council Tax Band C

EPC Rating B

Lease is 125 years from 10th November 2020

Ground Rent is £250 per annum

Service Charges are £707.31 per six monthly

Early viewing is highly recommended!



1 Bedroom First Floor Apartment located in Coulsdon

Nestled in the heart of Coulsdon is this contemporary 1 Bedroom first floor Apartment, which is ideally located within walking distance of both Coulsdon Town and Coulsdon South train stations, making it an excellent choice for commuters. The local area is served by Coulsdon High Street, which has a number of popular restaurants, gym and local shops including Waitrose and Aldi. The lush green and tranquil expanse of the stunning Farthing Downs and Coulsdon Memorial Park are within easy access. Features; Open plan lounge / dining room / luxury kitchen with integrated appliances, Laundry, Luxury bathroom, Double bedroom, Balcony, Gas central heating, Double glazed and Lift access. Council Tax Band C. EPC Rating B. Early viewing is highly recommended!

BEDROOM 12' 6" x 11' 5" (3.83m x 3.50m)

LEASEHOLD INFORMATION:

The Lease term is 125 years from 10th November 2020.

The Ground Rent is £250 per annum.

The Service Charges including Buildings Insurance are £707.31 per six monthly.

ENTRANCE HALL

LAUNDRY CUPBOARD

OPEN PLAN LOUNGE / DINING ROOM / LUXURY KITCHEN WITH INTERGRATED APPLIANCES 19' 1" x 16' 3" (5.82m x 4.97m)

BALCONY 8' 0" x 6' 9" (2.44m x 2.07m)

LUXURY BATHROOM 7' 0" x 5' 11" (2.15m x 1.81m)



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



Contact Us On:

020 8653 3444

southnorwood@bensonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.