

Chipstead Station Parade Coulsdon, Surrey CR5 3TF

An opportunity to acquire a very large split level duplex flat offering 0.835 sq ft approximately, located in this popular residential area ideally situated for Chipstead mainline station and shopping facilities. The property will have the benefit of a 125 year re-newed Lease upon completion and offers allocated parking for one vehicle to the rear. **SOLE AGENTS. NO ONWARD CHAIN**

Offers In Excess Of £300,000 - Leasehold



COMMUNAL FRONT DOOR

Entry phone system, giving access to the:

COMMUNAL ENTRANCE HALL

Access to:

PRIVATE FRONT DOOR

Stairs rising to the:

FIRST FLOOR HALLWAY

Thermostat for gas central heating. Turn staircase rising to the first floor.

LOUNGE/DINING ROOM

4.34m x 3.68m (14'3 x 12'1)

Window to front. Radiator. Wooden flooring. Coving. Archway opening through to:

FULLY FITTED KITCHEN

3.05m x 2.39m (10'0 x 7'10)

Well fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted gas hob with a chimney extractor above. Integral appliances of dishwasher, freezer and fridge. Space and plumbing for washing machine. Eye level cupboards benefitting from underlighting. Downlighters. Window to front. Radiator. Wooden flooring. Cupboard housing gas central heating boiler.

BEDROOM TWO

3.66m x 4.09m (12'0 x 13'5)

Window to rear. Concealed radiator. Wooden flooring. Coving. Wall mounted video entry phone system.

BATHROOM

Underfloor heating comprising of a large whirlpool bath with wall mounted mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Fully tiled floor and walls. 2 x windows to rear. Ceiling speakers. Downlighters. Recesses suitable for storage, some of which are illuminated. Wall mounted television (not tested). Heated towel rail. Shaver light.

SECOND FLOOR ACCOMMODATION

Leads directly to:

MASTER BEDROOM

5.13m x 4.32m overall maximum (16'10 x 14'2 overall maximum)

Access to eaves storage. Fitted wardrobes. Concealed radiator. Velux windows to front and rear. Wooden flooring.

OUTSIDE

PARKING

There is one allocated parking space to the rear.

LEASE

The seller will be creating a new 125 year lease in line with completion.

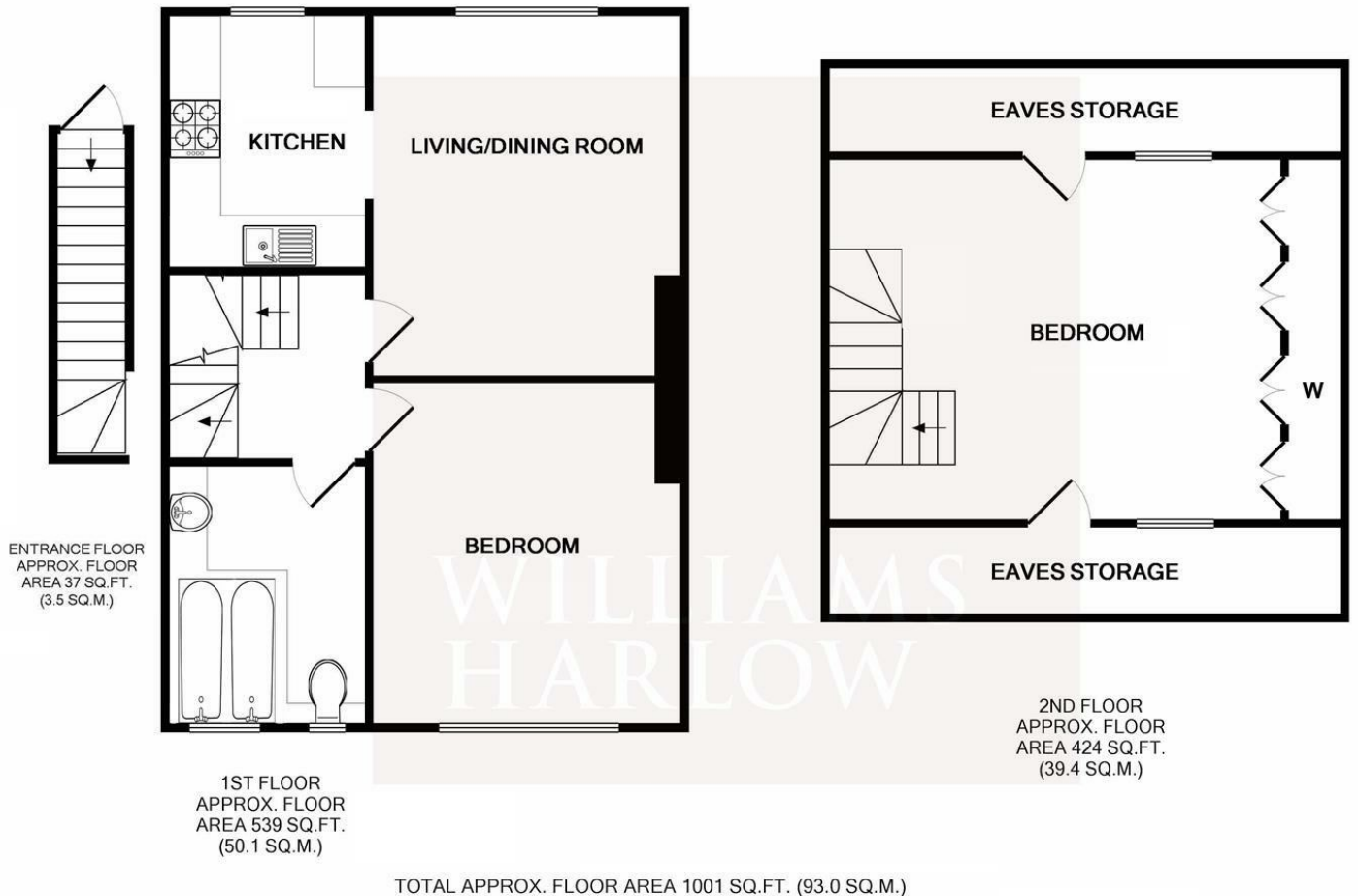
MAINTENANCE CHARGES

To be confirmed by client.

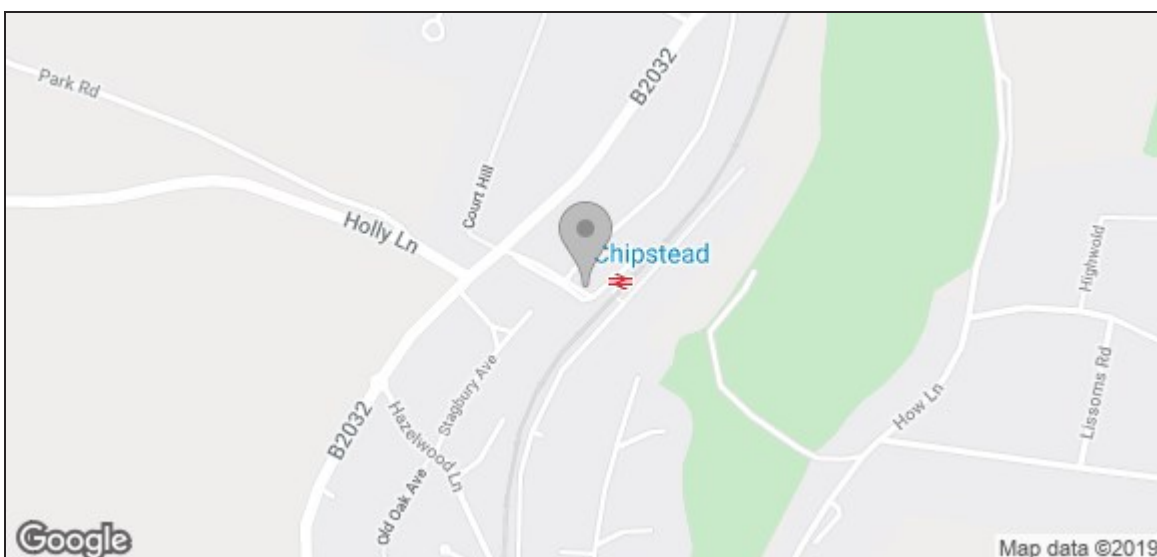
GROUND RENT

To be confirmed by client.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		