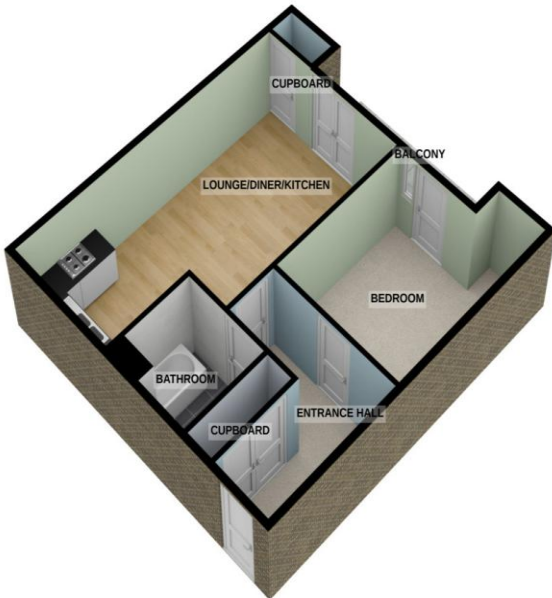




12 Jessop House, Iron Railway Close, Coulsdon, Surrey, CR5 3LR | **£110,000**

**** Shared Ownership 40%**** This one bedroom 2nd floor apartment is located on the popular Cane Hill Park development close to Coulsdon South station which provide links to London Victoria and London Bridge and Coulsdon town centre which offers a range of shops, restaurants and other amenities. The well presented interior is comprised of an open plan living area with double doors leading out on to the private balcony. The modern kitchen benefits from built in appliances. There is also a double bedroom with doors to the balcony and a spacious bathroom. The seller has advised that there is an opportunity to purchase full ownership for £275,000.

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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COMMUNAL ENTRANCE HALL

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN AREA

22' 7" x 12' 4" (6.88m x 3.76m)

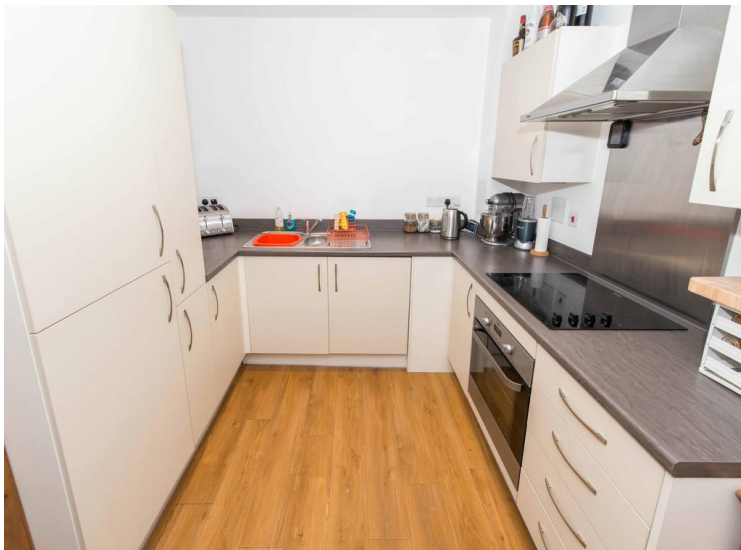
BEDROOM 12' 7" x 10' 8" (3.84m x 3.25m)

BATHROOM 3' 3" x 6' 11" (1m x 2.11m)

BALCONY

LONG LEASE

2 X PARKING PERMITS



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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