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BOND & SHERWILL



Poppy Court

Coming to the market with no onward chain, this contemporary one-bedroom ground-floor apartment is perfect for any first time buyers or investors.

Internally, the property features an open-plan living room with a modern kitchen area, good-size own balcony, bedroom with built-in wardrobes, hallway and stunning bathroom. Externally, the property includes a communal garden.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside. There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

£ 320,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Hallway

The hallway includes two built-in storage cupboards with one housing a free-standing washing machine, under-floor heating and down-lights.

Lounge Area

The lounge area includes glass-panel double-glazed sliding doors, two single-casement double-glazed windows, two lights and under-floor heating.

Kitchen Area

The kitchen area includes a range of wall and base units with marble-effect work surface area, four zone electric induction hob with extractor hood and electric oven, under-mount sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, down-lights and under-floor heating.

Bathroom

The Bathroom includes a enclosed bath with shower screen, rainforest shower and wall-mounted controls, low-level W.C. with concealed cistern and dual-flush, vanity unit incorporating wash hand basin, chrome towel radiator, down-lights, part-tiled walls and tiled floor.

Bedroom

The bedroom includes a dual-casement double-glazed window, built-in wardrobes, under-floor heating and light.

Balcony

The balcony includes lighting.

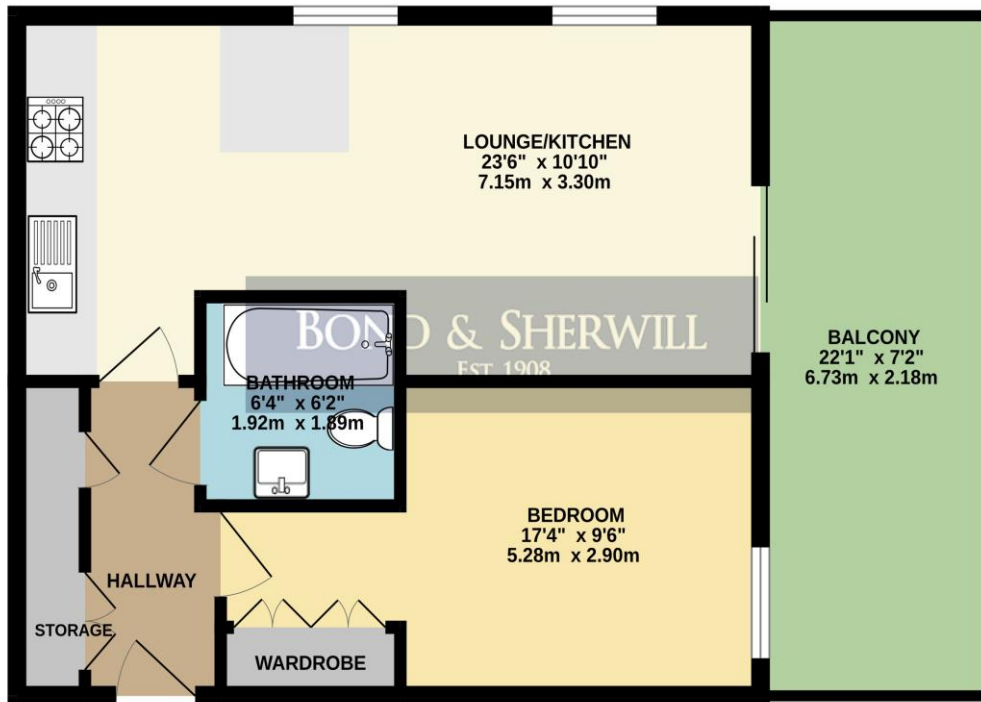


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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

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