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Coulsdon

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BOND & SHERWILL



Kingfisher Court

Guide-Price: £250,000 - £260,000

Located within ideal proximity to Coulsdon Town Centre this two-bedroom, first-floor apartment is share of freehold and chain-free making it the perfect purchase for first time buyers or investors.

The interior features two bedrooms, lounge, kitchen, bathroom, double-glazing and gas central heating. Additional benefits include communal grounds and off-street parking.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, 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 well-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. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces. 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. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

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 radiator, entry phone system and cupboard.

Lounge

The lounge includes double-glazed two-casement window, double-glazed single-casement window and radiator.



Kitchen

The kitchen includes wall & base level units with work surface area, inset sink with drainer, double-glazed single-casement window, wall-mounted Vailant combination boiler, partially-tiled walls, four-ring gas hob, oven, concealed extractor hood, space for free-standing fridge-freezer, space for washing machine and extractor fan.



Bathroom

The bathroom includes low-level W.C, panel-enclosed bath with shower hose attachment, pedestal wash-hand basin, double-glazed opaque single-casement window, radiator, partially-tiled walls and extractor fan.



Bedroom One

Bedroom one includes double-glazed two-casement window and radiator.

Bedroom Two

Bedroom two includes double-glazed single-casement window and radiator.



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FIRST-FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 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
<i>Very energy efficient - lower running costs</i>		
(92 +) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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