



## 25 Gawton Crescent, Coulsdon

£265,000

2 bedroom top floor executive modern apartment at Netherene on the Hill.

This top floor apartment with 2 bathrooms, forms part of a modern block with far reaching views.

Although now requiring a degree of modernisation - this apartment is competitively priced to sell, taking into account works required.

**WITH NO FORWARD CHAIN- THIS APARTMENT IS READY TO GO !!!**

Accommodation:- Communal Entrance hallway, Stairs to 2nd floor, Entrance hallway, Lounge, Kitchen, 2 bedrooms, Master with En Suite. Bathroom/WC.

The property is situated on the popular semi-rural development of Netherene On The Hill where you will find the perfect balance of fantastic country living with wide open spaces surrounded by 180 acres of greenbelt land but less than just 2 miles from Coulsdon South train station offering services to London mainline stations and Gatwick Airport with the M23 and M25 both easily accessible from the village this property is in a great location.

Local facilities include a village bus service running to and from Coulsdon South train station, on site convenience store, gym, swimming pool, cricket club, tennis courts, village hall and children's playground.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



**Entrance hallway** 23'5 x 3'2  
(7.14m x 0.97m)

**Lounge** 23'5 x 11'5 (7.14m x  
3.48m)

**Kitchen** 13' x 6'4 (3.96m x  
1.93m)

**Bedroom 1** 14'9 x 9' (4.50m x  
2.74m)

**En Suite Shower room**

**Bedroom 2** 15' x 8'9 (4.57m x  
2.67m)

**Bathroom/WC** 7'5 x 7'3 (2.26m x  
2.21m)

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