



# 15 Beckett Road, Coulsdon

£275,000

A stunning 2 bedroom ground floor apartment set within the beautiful grounds of the ever popular Netherne On The Hill Village.

This fantastic home has been thoughtfully enhanced and immaculately maintained by it's current owners and boasts modern decor throughout including new caridine flooring, updated appliances and a fresh, light and spacious feel.

The property comprises: Entrance Hallway with Security Entry Phone System and Storage Cupboard, Open Plan Living, Kitchen and Dining Area with Fitted Appliances, Bathroom, 2 Double Bedrooms both with Fitted Wardrobes.  
 Outside: 2 Private Patio Areas to Front and Back of the property and 1 Allocated Parking Space.

Netherne on the Hill is a village located on the outskirts of Coulsdon Town and Hooley, with easy access to both the M23 and M25.

The village offers a local mini-bus service to and from Coulsdon South Station where you can find direct train links to both London Bridge and London Victoria Stations.  
 There is a residence only Gym and Swimming Pool, Jacuzzi and Sauna on site along with Tennis Courts, Crickets Pitches a village hall, village shop and a new daytime cafe.

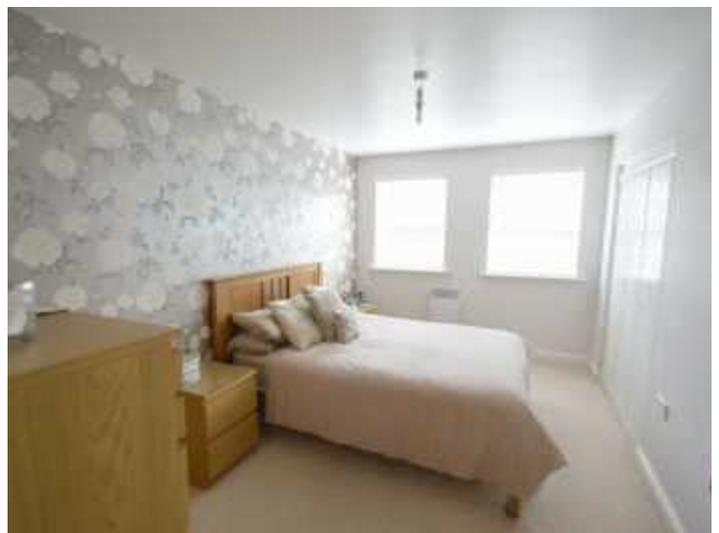
An internal viewing is highly recommended - Call to arrange!

\*\*This property is subject to service charges\*\*



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>			
(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			
<b>England &amp; Wales</b>		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>			
(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			
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**Entrance Hallway**

**Living Room** 11'4 x 12'3 (3.45m x 3.73m)

**Kitchen/Dining Area** 8'3 x 11'3 (2.51m x 3.43m)

**Bedroom 1** 14'1 x 8'9 (4.29m x 2.67m)

**Bedroom 2** 13'9 x 8'9 (4.19m x 2.67m)

**Bathroom** 6'9 x 5'6 (2.06m x 1.68m)

**Parking Space**

**Private Patio Area**

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PROPERTY MISDESCRIPTIONS ACT 1991: Thets has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

