



17 Station Approach Road, Coulsdon £84,000

****CHAIN FREE****
 AVAILABLE ON SHARED OWNERSHIP AT A 30% SHARE OF THE FULL VALUE - VALUED AT £280,000 - 121years remaining on the lease.
 Shared Ownership with Optivo - Rent inc Service charges £616.94 pcm (Rent £482.98 pcm Service charges £133.96pcm)
 Daniel Adams are pleased to present to the market for sale this stunning 1 bedroom top floor modern apartment with private balcony and fantastic views.

This great property is offered to the market in immaculate decorative order throughout it occupies a fantastic central location just a few moments from Coulsdon Town Train Station and just a stones throw from Coulsdon Town itself.

The property comprises: Secure Entrance Access to Block, Lift and Stairs to 4th Floor, Entrance Hallway in to property, Large Storage Cupboard, Double Bedroom, Family Bathroom, Open Plan Living/Kitchen/Dining Room, Access to Private Balcony with views across Coulsdon.

Situated only a short walk from the centre of Coulsdon you will find many local amenities on your doorstep including popular restaurants, bars, cafes, eateries and take aways, 3 major super stores of which include Waitrose, Tesco and Aldi along with local bus routes providing services to Streatham, West Croydon, Redhill and Caterham to name a few.
 Coulsdon Town Train Station is less than a 1 minute walk offering direct links to London mainline stations and Coulsdon South Train Station is just 0.5 miles away servicing central London, Gatwick & Brighton.

This ready made home is perfect for a first time buyer and an internal viewing is highly recommended.

Also available at a 30% share on a shared ownership basis - Call us for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Secure Entrance

Lift Access to All Floors

Entrance Hallway

Open Plan Living/Kitchen 18'6 x 17'0 (5.64m x 5.18m)

Double Bedroom 15'4 x 12'3 (4.67m x 3.73m)

Bathroom 7'1 x 6'1 (2.16m x 1.85m)

Large Storage Cupboard 3'6 x 5'3 (1.07m x 1.60m)

Private Balcony

147 Brighton Road, Coulsdon, Surrey CR5 2NJ Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk www.danieladamsestateagents.co.uk



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.

