

# Kennedys'

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1, Outwood Lane  
Chipstead  
CR5 3NH

For those looking for a large, modern, comfortable ground floor apartment, there are very few genuinely decent opportunities to be found in the market, so we are delighted to be instructed by the estate of the owner of a beautiful apartment, that was the ex-show flat of this exclusive Cala Homes development situated between Chipstead and Coulsdon.

£449,950



- Executive ground floor apartment
- High quality finish throughout
- Allocated parking
- Close proximity to Chipstead Station
- 2 Double Bedrooms
- Privately owned patio area
- Communal gardens
- \*No onward chain\*



# PROPERTY DESCRIPTION

Measuring just over 1200 sq ft, the apartment offers light and spacious accommodation, all with the usual high quality specification that is associated with Cala Homes, includes a large entrance hall, shower room, laundry room, sitting room of 24`6 by 12`6 with doors opening to the front gardens, kitchen/breakfast room, main bedroom with large en-suite and second bedroom. With underfloor heating, double glazing, quality floors and tiling, modern fully fitted kitchen, solid doors, luxury bathrooms, downlighting, fully alarmed, double glazing and high quality communal areas, this really is a rare ground floor apartment with private gardens, garage and parking, all set in an exclusive development.

Chipstead station and the parade of shops are just a short walk from Outwood Grange, so trips to London etc are within easy reach however Coulsdon South is also only a short drive and offers fast trains into London. The parade of shops provides post office, vets, Independent wine store and bistro along with local independent traders whilst more comprehensive shopping and leisure facilities can be found in both in Banstead Village or nearby Coulsdon. Schooling is well provided for in both State and Private sectors and there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club.

For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718.

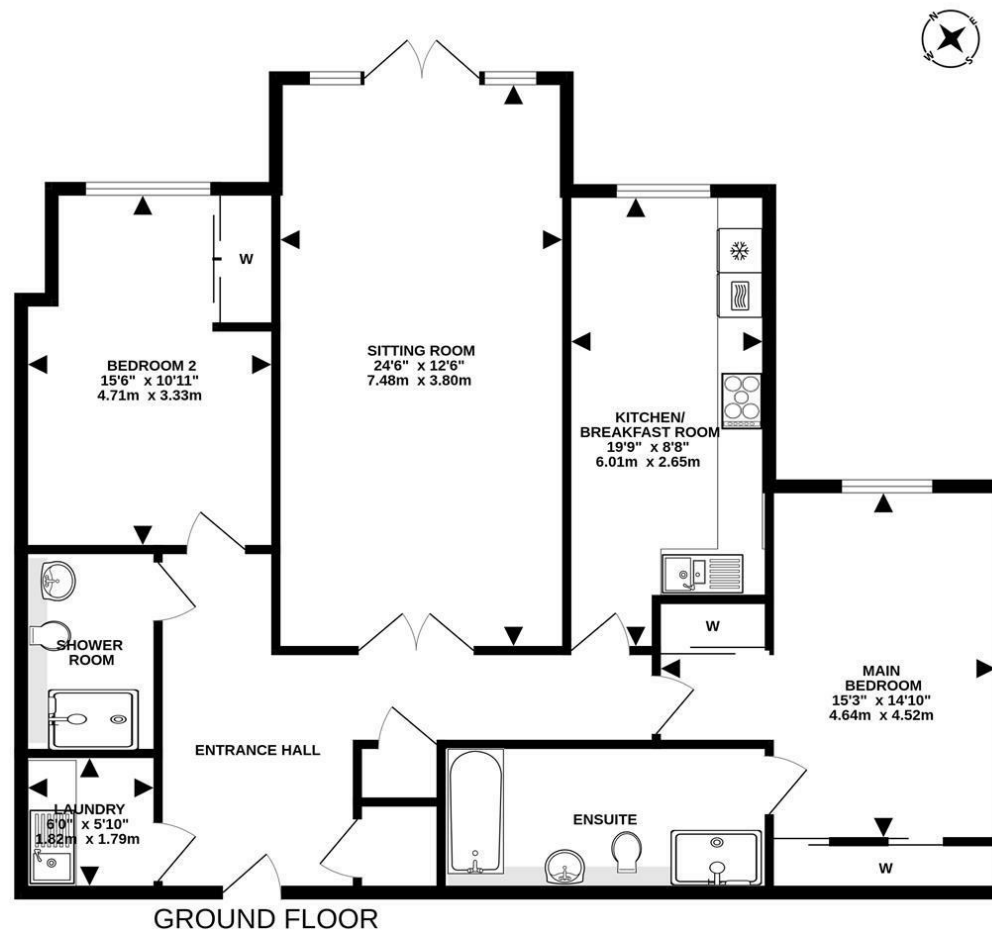






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TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TENURE: Leasehold  
 EPC RATING: B  
 COUNCIL:  
 TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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