



Goldfinch House, Outwood Lane, Coulsdon

The **PERSONAL** Agent

Prices From £573,000

Leasehold

- Retirement Development 60+
- Communal Lounge
- Landscape Gardens
- Countryside Setting
- Dedicated House Manager
- Close to M25 & M23
- Close to Chipstead Station
- Lifts To All Floors
- Car Parking Option Available
- Guest Suite



Exciting new retirement development - Plot 12

McCarthy Stone have a wonderful new development in Chipstead, offering a range of stunning one and two bedroom retirement apartments for age 60+ – designed and built with character and craftsmanship to complement this attractive and desirable location.

Situated in the beautiful rolling hills of Surrey's North Downs you'll find the charming country village of Chipstead – a prosperous and elegantly preserved rural community with an active and engaging social scene. Chipstead offers you all the unspoilt pleasures of village life, with the convenient proximity of Central London – only 17 miles away.

Whatever apartment you choose, you'll enjoy contemporary living in a spacious, bright and airy home – perfectly finished with modern, tasteful décor. We'll provide you with the discreet warmth and comfort of underfloor heating, as well as all the very latest high-end appliances and an unrivalled array of clever design touches and thoughtful security features.

This attractively designed development will be complemented by its own

elegant and perfectly maintained landscaped gardens. You can meet up with friends and neighbours in the smart and sociable on-site club lounge, and during the day, a friendly Concierge will be on hand to ably assist you. Even your friends and relatives can enjoy a warm welcome with a comfortable on-site guest suite when they come to stay.

A strong community spirit extends to a multitude of local sports clubs, including: bowls; cricket; football; rugby and tennis. The village and surrounding area has an abundance of excellent golf courses and ramblers can enjoy miles of public footpaths and countryside trails. Chipstead also hosts several long-standing annual festivals, including a popular Village Fair and Guy Fawkes celebrations in November.

The Courtyard Theatre provides a home to 'The Chipstead Players' a dedicated band of local actors who provide a full programme of comedy, drama and musical shows. Chipstead and the surrounding areas provide a number of fine traditional country pubs and restaurants. The village has a small parade of shops, including a Post Office, butchers, bakery, winery and hair salon; while the neighbouring town of Banstead provides a larger selection of major shops, supermarkets, eateries and other amenities.

The proposed development is well-connected: close to the M25 and with adjacent bus stops providing direct routes to Banstead High Street. The railway station is just 0.3 miles from the site and provides frequent services to central London, reaching Victoria Station in less than 50 minutes.

*Images shown are for guidance only, the exterior shots are CGI images.

Tenure – Leasehold

Length of lease (years remaining) – 998

Annual ground rent amount (£) – £200 per annum

Annual service charge amount (£) – £2,692.56

Council tax band – E







Goldfinch House, Outwood Lane, Chipstead
Total Area: 83.3 m² ... 897 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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The
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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