

**WILLIAMS
HARLOW**

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Chipstead Valley Road Coulsdon, CR5 3BR

WILLIAMS HARLOW ARE EXCITED TO PRESENT A FABULOUS ONE BEDROOM APARTMENT TO THE RENTAL MARKET. Situated on the top floor of a purpose built-block, located within walking distance to all the local Coulsdon amenities as well as Coulsdon South and Coulsdon Town train stations. The apartment has been newly redecorated and furnished with new bedroom carpet. The open-plan kitchen-lounge has all integrated appliances and breakfast bar area, whilst the bathroom has shower over bath, WC and hand-basin, the double bedroom benefits from built-in wardrobes. Available on an unfurnished basis.

£1,200 PCM Unfurnished



BUILDING

A modern purpose built block over 3 floors

ENTRANCE

Secure phone entry and stairs to all floors
Double lock front door to the apartment

HALLWAY

Laminate flooring provides access to all rooms

KITCHEN-LOUNGE

Integrated appliances
Breakfast bar
Velux double-glazed windows
Laminate wood flooring

BATHROOM

Shower over bath, WC, hand-basin and heated towel rail

BEDROOM

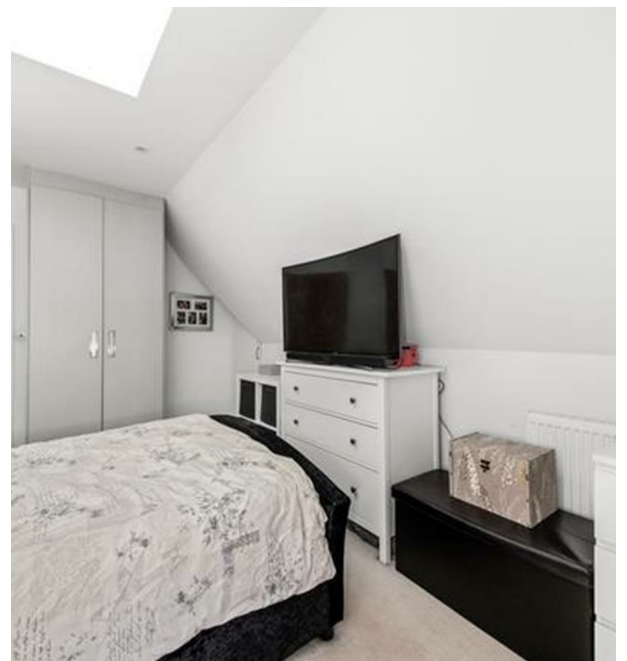
Double size room with built-in wardrobes and double glazed window over-looking the rear communal garden

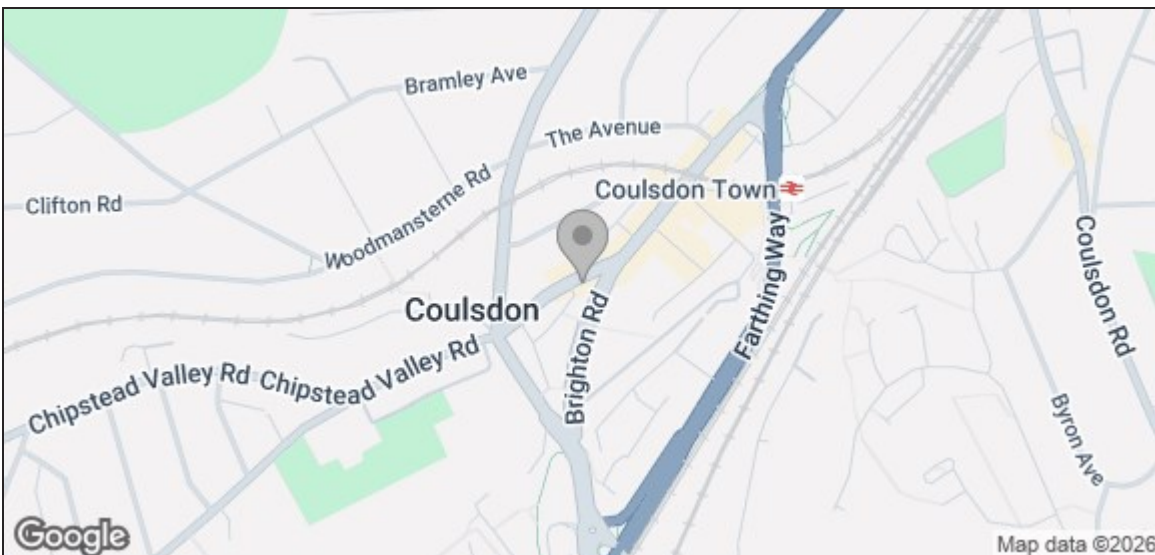
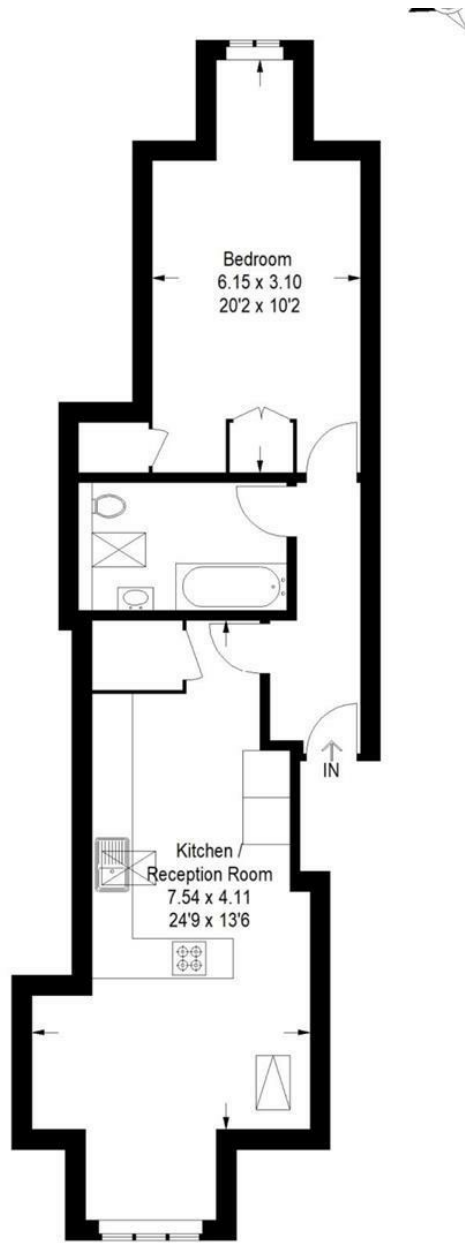
OUTSIDE

Communal gardens to the rear

COUNCIL TAX

Council Tax Band B (£1,929.26) 2025 / 26





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(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	