

**WILLIAMS
HARLOW**

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Reddown Road Coulston, Surrey CR5 1AL

£1,400 PCM Unfurnished



WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS CHARACTER TWO BEDROOM APARTMENT TO THE MARKET. Located within walking distance to Coulston South train station, this is perfect for commuters or home workers. Consisting of two double bedrooms, an open-plan kitchen-diner and modern shower bathroom as well as original fireplaces. Plentiful off-street car parking, original sash windows and gas central heating all benefit the property. Available early November on an unfurnished basis.



OUTSIDE

Accessed through a single car width gate, the communal off-street car parking and grounds are laid to gravel and grass. Building is set back off the road.

HALLWAY

Large communal hallway with wide staircase leading up to:

FRONT DOOR

Opens into internal hallway

KITCHEN-DINER

Open-plan layout with fully equipped kitchen and large reception area. Original restored wood floors and fireplace.

BEDROOM ONE

Very large double bedroom with shelving and brand new carpets. Double aspect windows to side and front with desk area.

BEDROOM TWO

Double bedroom with new carpets and bay window over looking the front gardens

SHOWER ROOM

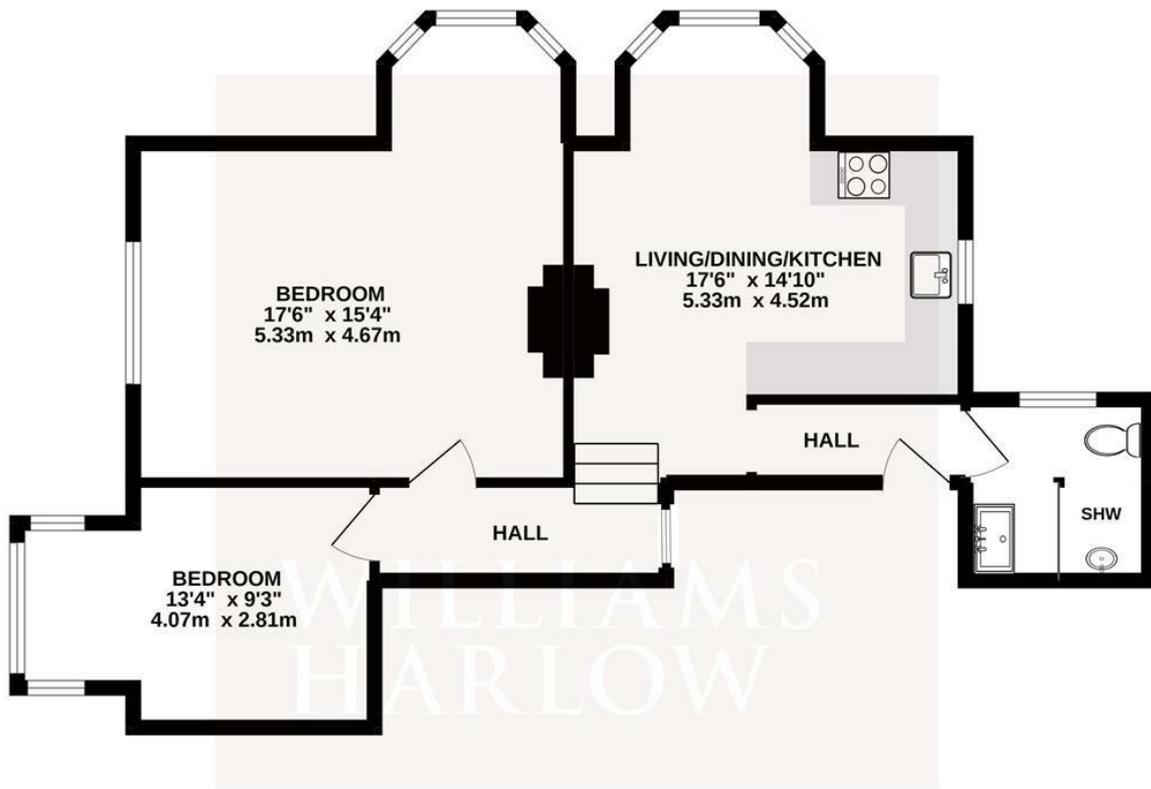
Large rain shower cubicle, WC and hand basin

COUNCIL TAX

Council Tax Band C (£1,990.72) 2023 / 24



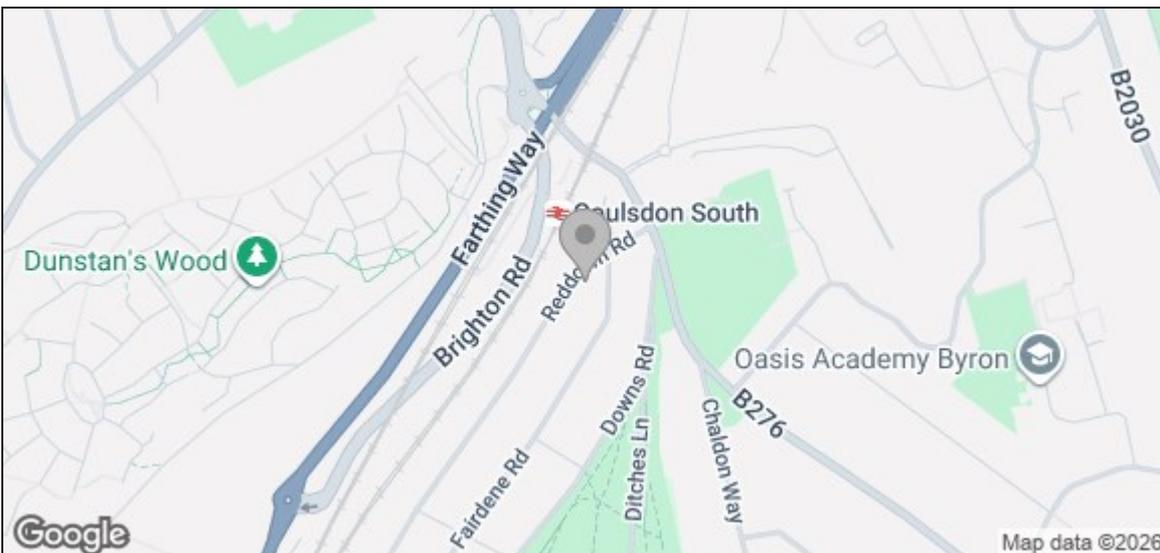
FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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	