

## Outwood Lane Coulsdon, CR5 3LU

**£362,000 - Leasehold**



This exclusive ground floor retirement apartment in the charming area of Chipstead, Coulsdon offers a perfect blend of modern living and convenience. Built in 2024, the property boasts a contemporary design and is ideal for those seeking a peaceful yet vibrant community.

The apartment features a well-appointed reception room that provides a welcoming space for relaxation and socialising. With one spacious bedroom and a modern bathroom, it is designed to cater to the needs of retirees looking for comfort and ease. The fully fitted kitchen comes complete with all integral appliances, making meal preparation a delight.

One of the standout features of this property is the direct access to a private patio, perfect for enjoying the fresh air and sunshine. Additionally, residents will benefit from allocated parking for one vehicle, ensuring convenience for those with a car.

The communal facilities are a highlight, offering a residents' lounge, a well-equipped kitchen, and superb communal gardens that provide a lovely setting for social gatherings or quiet reflection. This sense of community is further enhanced by the easy walk to Chipstead Station Parade, where local shops and the mainline rail station are readily accessible.

With no onward chain, this apartment presents an excellent opportunity for those looking to downsize or relocate to a serene environment. Whether you are seeking a peaceful retreat or a vibrant community, this modern retirement apartment on Outwood Lane is sure to impress.



## THE PROPERTY

A superb example of one of the best units available within this exclusive retirement development which was built approximately two years ago. The property is superbly presented throughout with excellent standard of shower room, kitchen with all integral appliances, good size bedroom and spacious lounge with the all important ground floor patio ideal for relaxation and entertaining. Not all the apartments within this complex offer allocated parking however this one does alongside visitors parking. For safety and comfort there is an on-site Warden Manager that can deal with situations as and when they arise.

## OUTSIDE

The property is located in a corner position in this attractive building with elevations over three floors. This ground floor unit has direct access to a private patio at the rear enjoying a westerly aspect. The communal gardens are laid to paving, raised borders and offer an array of flower/shrub borders. Close by there is easy access to local shops and mainline rail station at Chipstead Station Parade. Bus routes are also nearby with connections to other nearby towns.

## THE LOCAL AREA

Conveniently located for both Woodmansterne and Chipstead train stations. There is also a local parade of shops within an easy walk at Chipstead Station parade, close to Coulsdon town centre and surrounded by miles of countryside.

## LOCAL TRAINS

Woodmansterne to London Bridge - 42 minutes

Woodmansterne to Tattenham Corner - 16 minutes

Chipstead to London Bridge - 42 minutes

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

## LOCAL BUSES

## WHY WILLIAMS HARLOW

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## LEASE

999 year original Lease - 998 years remaining.

## MAINTENANCE CHARGES

12 months to year ending 28/12/2027 including Buildings Insurance and Ground Rent is £273.38 per month.

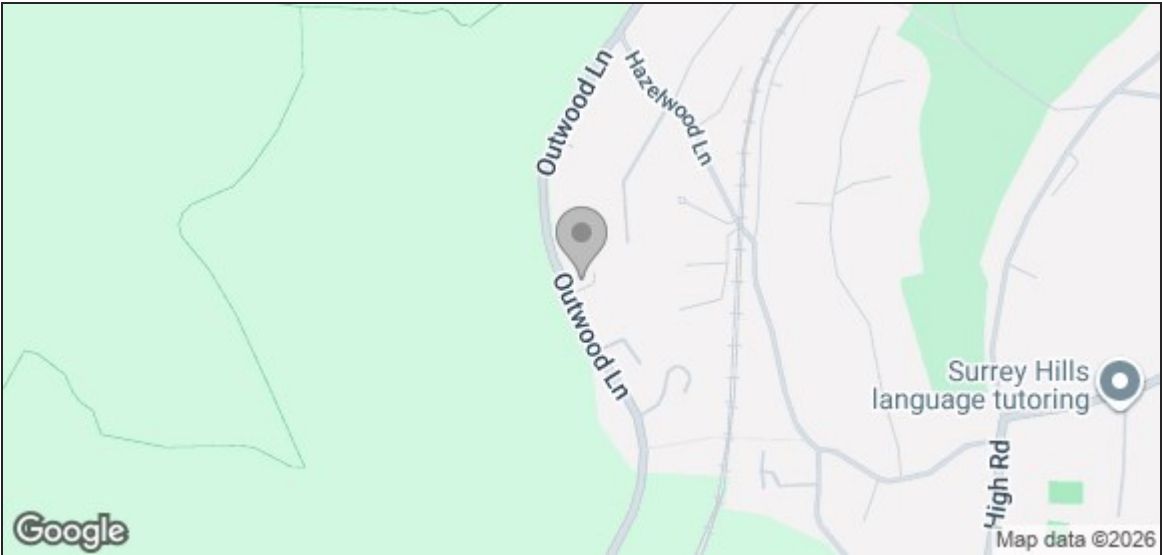
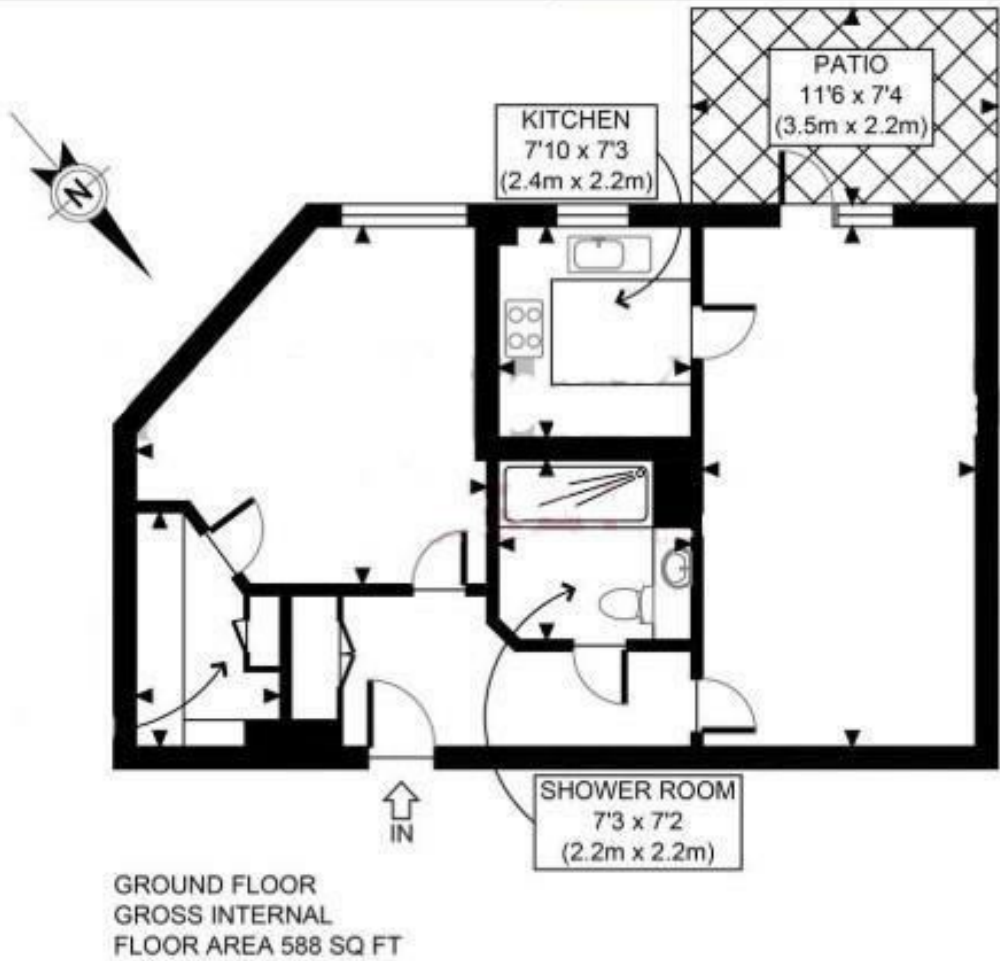
## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 84      | 84        |
| (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                     |         |           |