



RESIDENT  
PARKING

Outwood Lane, Coulsdon,  
£375,000 - Leasehold

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WILLIAMS  
HARLOW





















In the charming semi-rural village of Chipstead, Coulsdon, this delightful ground floor apartment is designed specifically for those aged 55 and over. Built in 2024, the property boasts a modern and inviting atmosphere, offering a comfortable living space of 896 square feet.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests, alongside two well-appointed bedrooms that provide ample space for rest. With two bathrooms, convenience is at the forefront of this thoughtfully designed home.

Residents will appreciate the beautiful communal garden, which offers a serene outdoor space for leisurely strolls or social gatherings. The outdoor seating area is ideal for enjoying the fresh air and the picturesque surroundings. Additionally, the property benefits from on-site management, ensuring peace of mind and support when needed.

For those who enjoy exploring the local area, there are convenient bus services to nearby Banstead and Coulsdon, while Chipstead train station is just a short walk away, providing easy access to further destinations.

This apartment is offered with no chain, making it an excellent opportunity for those looking to settle into a vibrant community. Whether you are seeking a peaceful retirement or a new chapter in life, this property is sure to meet your needs and exceed your expectations.

## THE PROPERTY

Recently constructed this highly desirable ground floor apartment offers beautifully designed living space for the retired buyer. The property has on site warden facility and a fantastic resident's lounge for entertaining with attached kitchenette for entertainment purposes. The superb ground floor apartment has a generous entrance hall off which is a lovely spacious lounge/dining room, two double bedrooms, main bathroom and also en-suite to the master bedroom plus there is also excellent storage.

## OUTSIDE

Surrounding the property you will find superb communal gardens with outdoor seating and an array attractive flower and shrubs.

## WHY YOU SHOULD VIEW

Recently constructed this property is impressive and from the moment you walk into welcoming entrance with access to the on site manager beyond which you will find the access to the superb ground floor apartment. Excellent communal facilities, landscaped well designed communal gardens and close to public transport.

## LOCATION

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

## LEASE

999 year original Lease - 998 years remaining.

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2025/26

## SERVICE CHARGE & GROUND RENT

From 1st of March 2026 £410.07 per calendar month this includes water rate



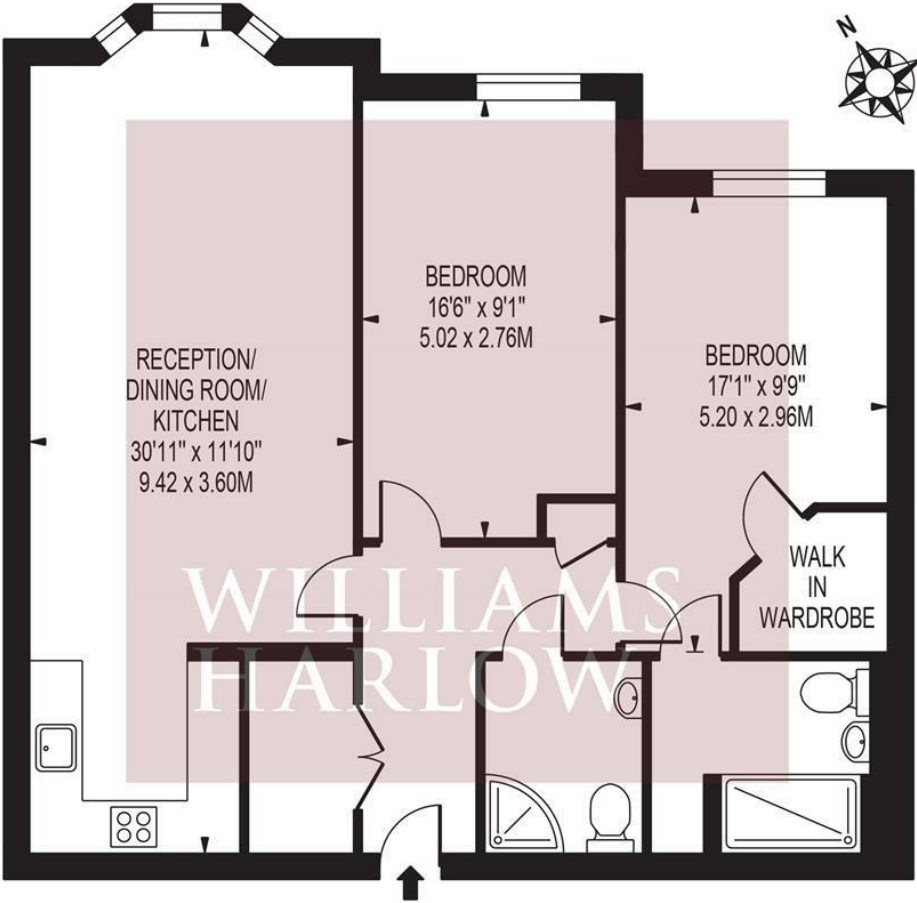


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**GOLDFINCH HOUSE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.40 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

