WILLIAMS HARLOW

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Outwood Lane

Coulsdon, Surrey CR5 3LU

2 2 1

£375,000 - Leasehold

In the charming semi-rural village of Chipstead, Coulsdon, this delightful second floor apartment is designed specifically for those aged 60 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 second 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. There is lift access.

OUTSIDE

Surrounding the property you will find superb communal gardens with outdoor seating and an array attractive flower and shrubs. There is allocated parking for one vehicle and visitors parking on site.

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.

SERVICE CHARGE & GROUND RENT

To be confirmed by client.

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

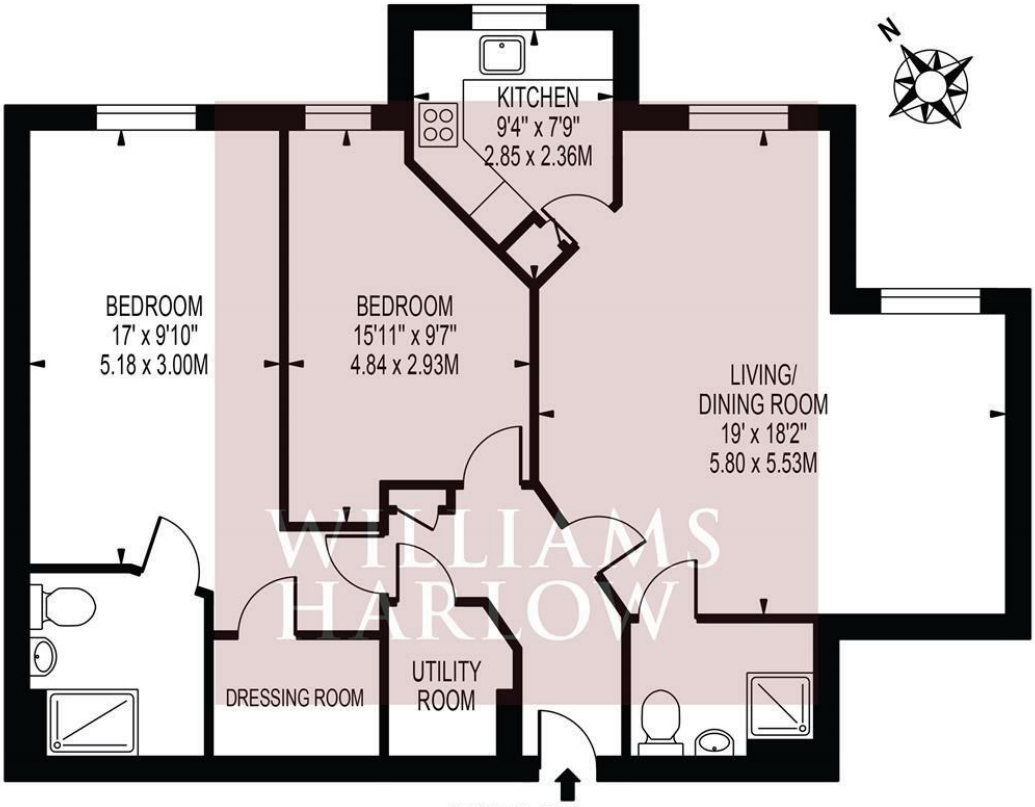
Reigate & Banstead BAND E £3,123.83 2026/27

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.

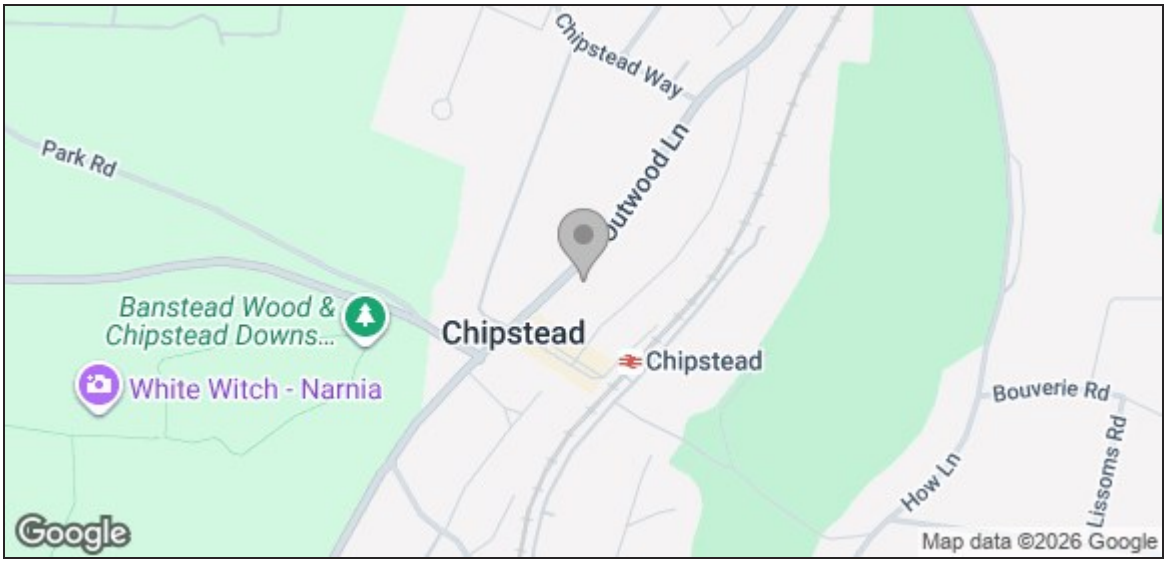
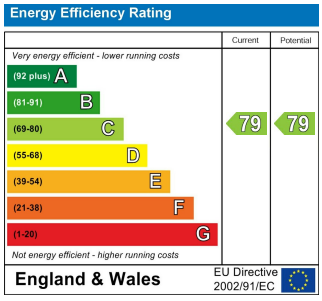
WILLIAMS HARLOW

GOLDFINCH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **880 SQ FT - 81.78 SQ M**



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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