

£300,000 Leasehold

Balmoral House, 1 Hadleigh Grove, Coulsdon, London CR5 1DQ



- Second (Top) Floor
- Dual Aspect Reception Room
- Fitted Wardrobe in Main Bedroom
- Parking Space
- Approx. 670 Sqft Gross Internal Area
- Stylish, Recently-Upgraded Bathroom
- Modern Double Glazing and Gas Central Heating
- Very Close to Coulsdon South Station

GENERAL DESCRIPTION

This immaculately-presented flat is on the top (second) floor and features a dual-aspect reception room with sleek, open-plan kitchen area. The bedrooms are both good-sized doubles and the slightly larger of the two includes a fitted wardrobe. There are built-in storage/utility cupboards in the entrance hallway and the bathroom has been significantly upgraded by the current owner. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus Coulsdon South Station is just moments away and Coulsdon Town Station within comfortable walking distance.

Tenure: Leasehold (125 years from 01/02/2013).

Service Charge: £117.94 per month (subject to annual review).

Ground Rent: £250.00 for the year.

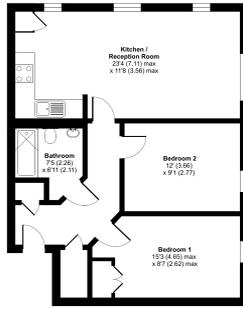
Council Tax: Band C, London Borough of Croydon.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Hadleigh Grove, Coulsdon, CR5

Approximate Area = 670 sq ft / 62.2 sq m
For identification only - Not to scale



These plans produced in accordance with RICS Property Measurement 2nd Edition, Residential Valuation and Property Measurement Standards (RICS Residential Valuation Standard 2018) and RICS Property Measurement 2nd Edition, Commercial Valuation and Property Measurement Standards (RICS Commercial Valuation Standard 2018). Produced by Urban Moves, REF: 1204207

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom 1

15' 3" max. x 8' 7" (4.65m x 2.62m)

Bedroom 2

12' 0" x 9' 1" (3.66m x 2.77m)

Reception

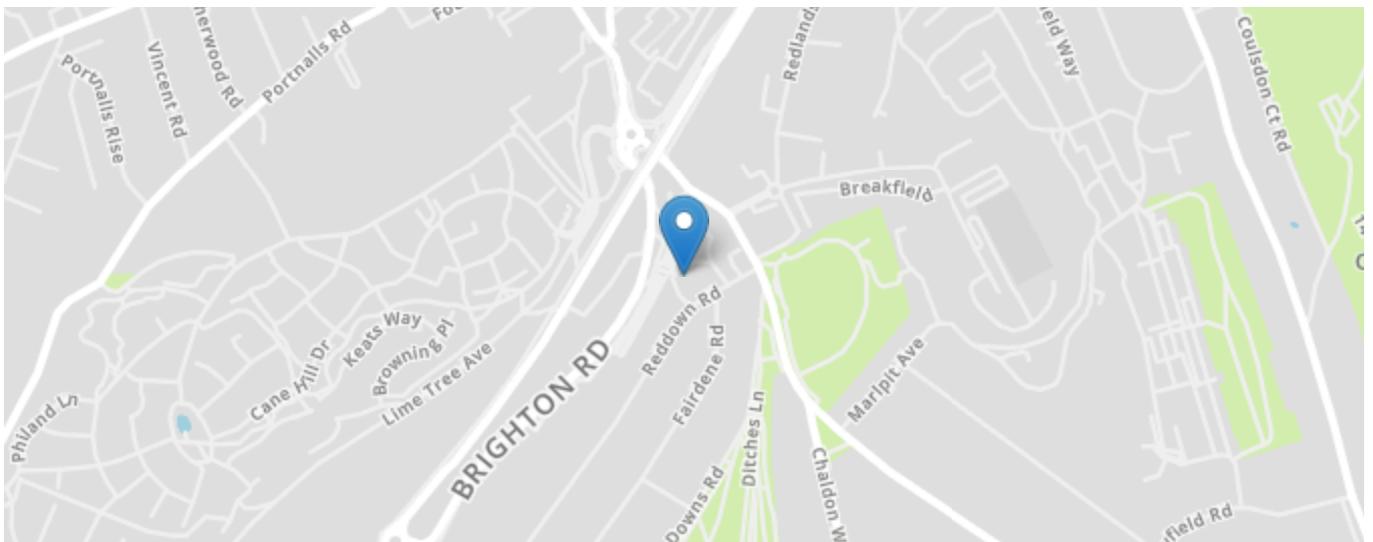
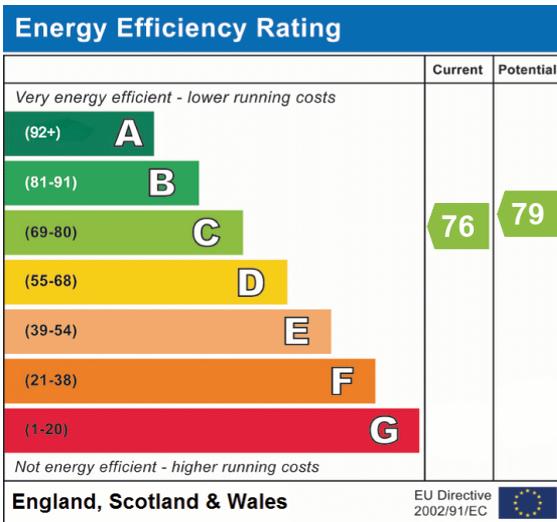
23' 4" max. x 11' 8" max. (7.11m x 3.56m)

Kitchen

included in reception measurement

Bathroom

7' 5" max. x 6' 11" max. (2.26m x 2.11m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.