



Chipstead Valley Road
Coulson
Surrey
CR5 2RB

Offers In Excess Of £245,000

bettermove 

Chipstead Valley Road Coulsdon

Bettermove are proud to present this 2 bedroom maisonette in Coulsdon available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available for 2 cars.

The council tax band is C.

This is a leasehold property with 999 years on the lease from 1999; the ground rent and service charge have never been demanded.

The interior of this property comprises a spacious living room, w/c and fitted kitchen on the first floor. The second floor consists of 2 bedrooms and the family bathroom.

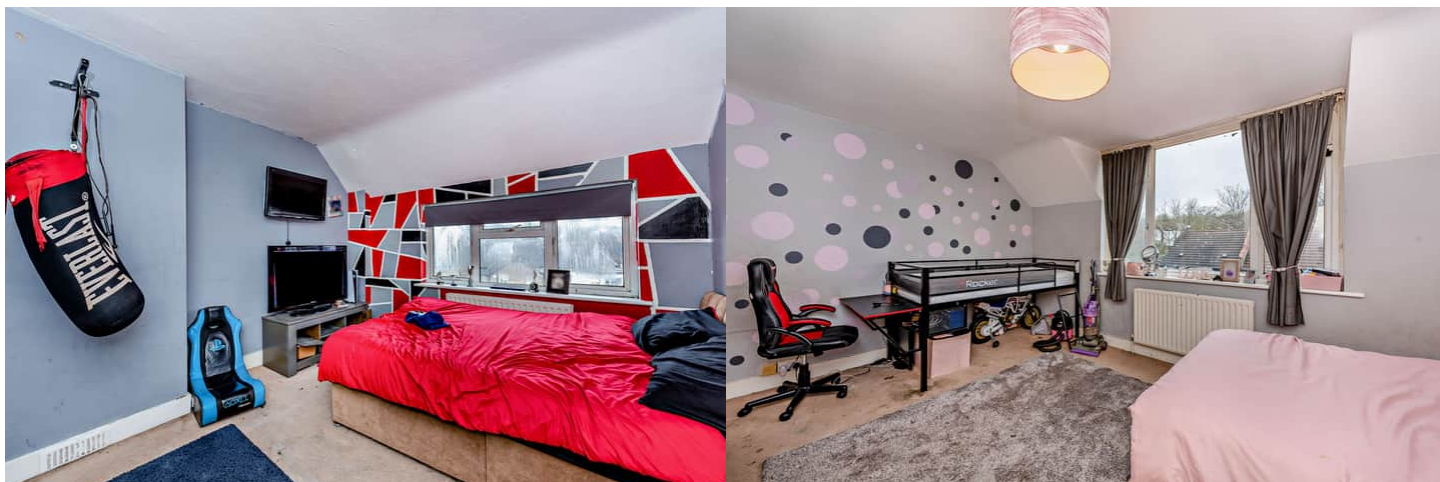
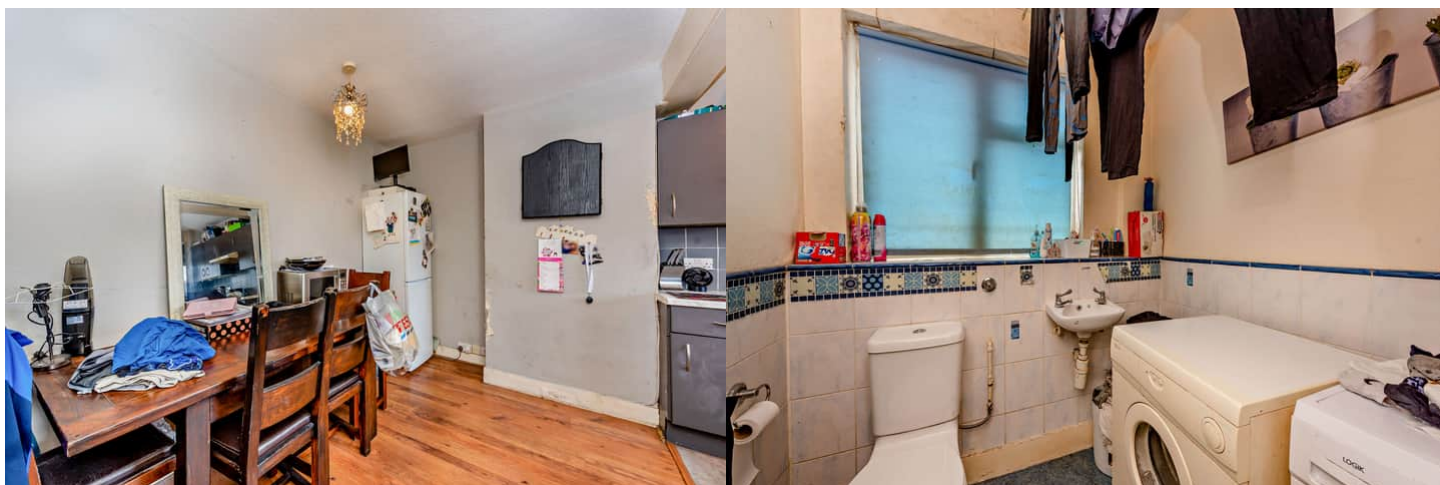
Located in the popular town of Coulsdon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A23, both Coulsdon train stations and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

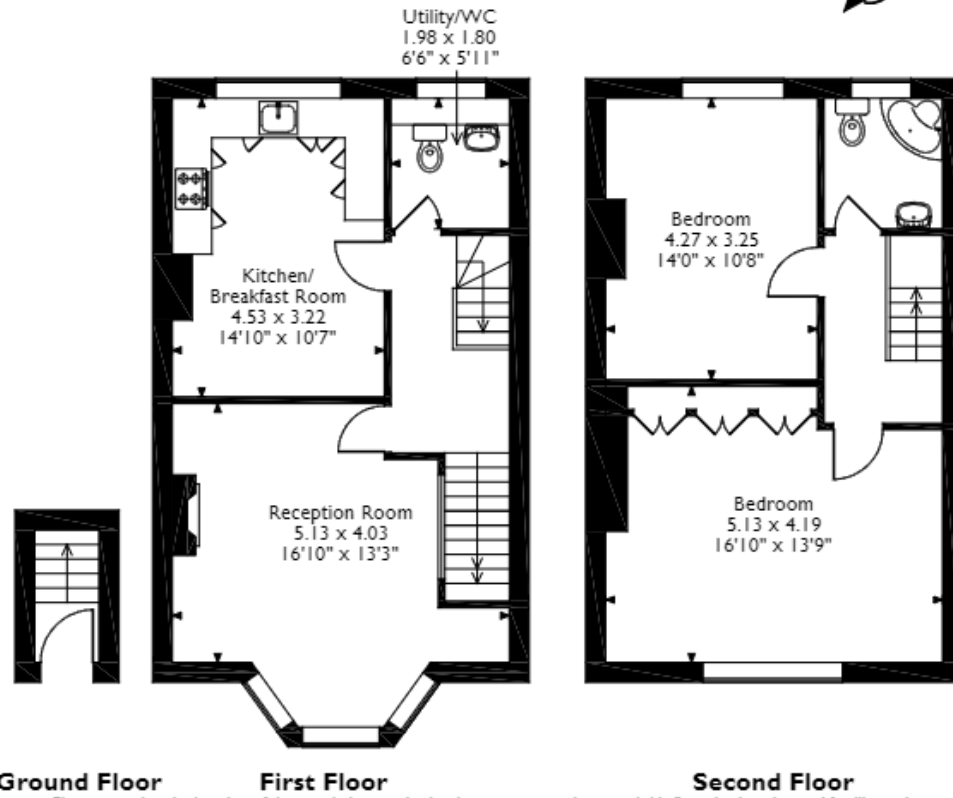
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



27A Chipstead Valley Road, Coulsdon
 Approximate Gross Internal Area
 92 Sq M/994 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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