



**Kendall Court
Chipstead Valley Road
Coulson
Surrey
CR5**

Offers in Excess £280,000

bettermove

Chipstead Valley Road Coulston

Bettermove are proud to present this 2 bedroom flat in Coulston, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private garage.

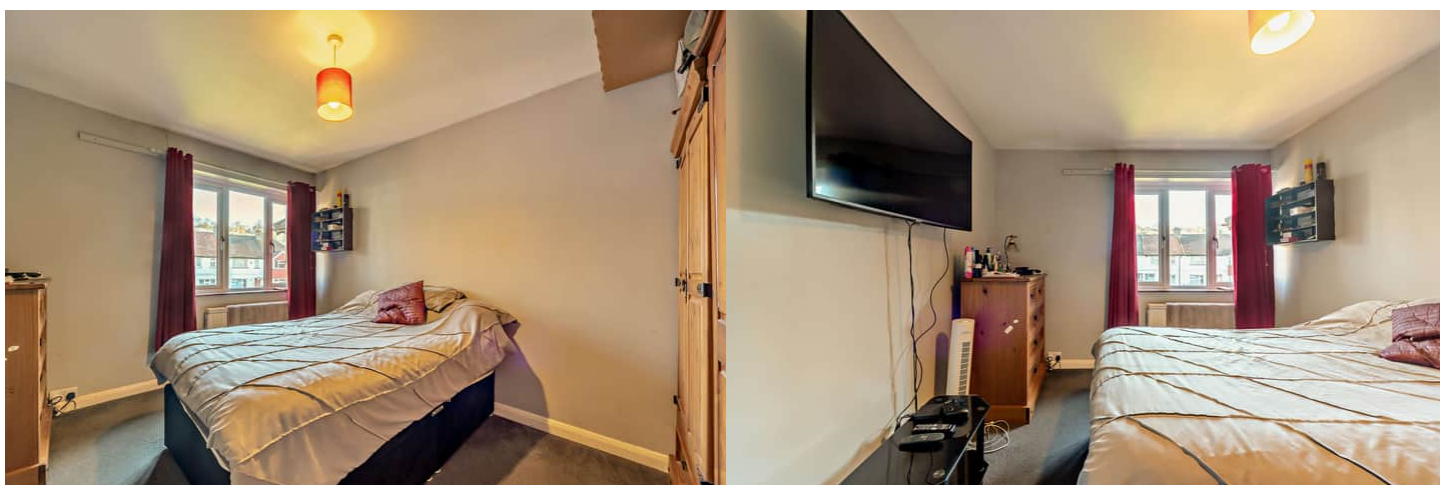
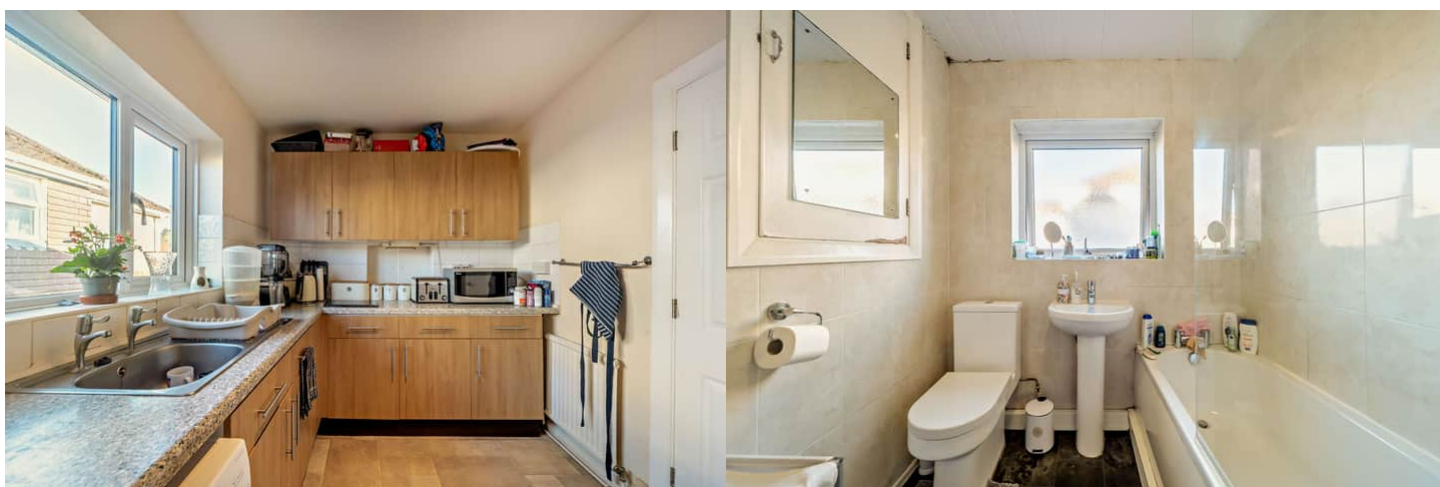
The council tax band is C.

This is a leasehold property with 938 years remaining on the lease; the ground rent is £5.00 per annum.

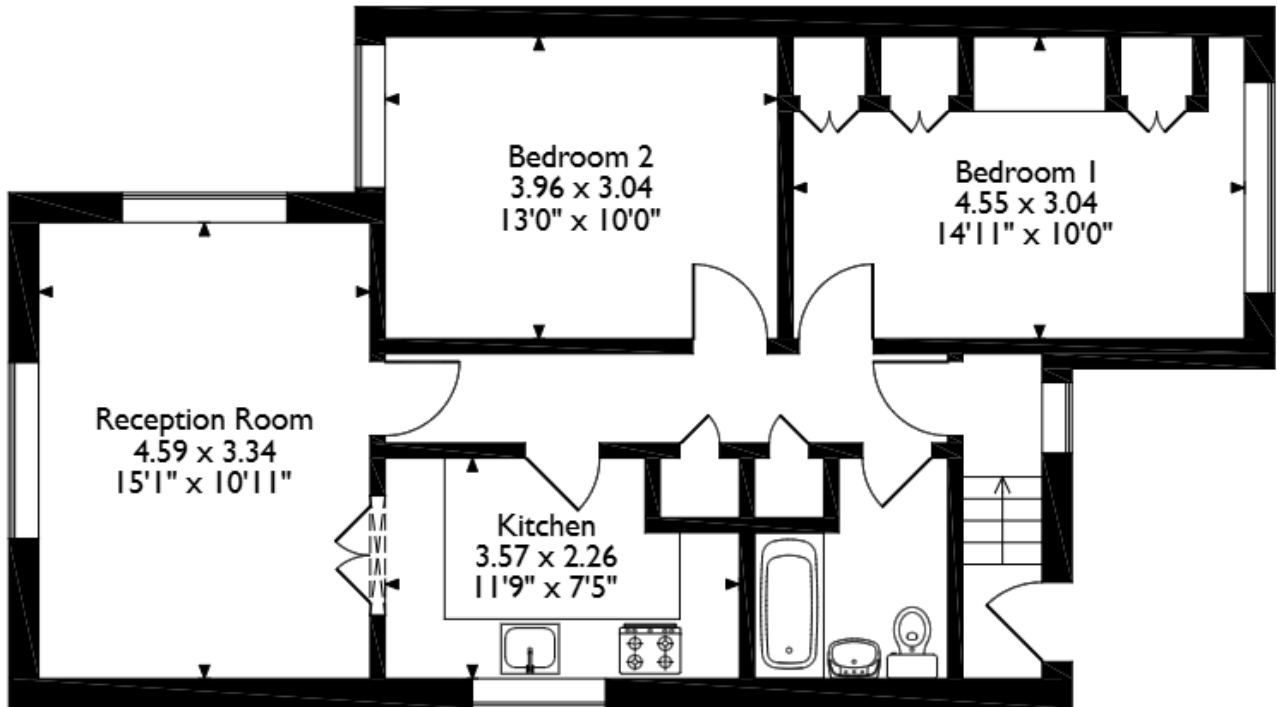
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom. Outside, the property boasts a private garden, perfect for enjoying the summer months.

Located in the popular town of Coulston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Woodmansterne Train Station, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Kendall Court, Flat Chipstead Valley Road, Coulsdon
 Approximate Gross Internal Area
 65 Sq M/700 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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