



### 1 bed apartment to buy in CR5

Coulsdon Road, Coulsdon, Coulsdon, London, CR5 1EA

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

### Property features

- ✓ Being sold via secure sale online Bidding. Terms and conditions
- ✓ fantastic location
- ✓ located in the heart of Old Coulsdon with its range of local shops including a bakers and a general store as well as a coffee
- ✓ local railway stations including Coulsdon town as well as

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This popular retirement development comprising generous living space. Dormer Lodge is a small development of 19 retirement flats occupying an fantastic location being on completely level ground in the centre of the village adjacent to all amenities including shopping parade, Grange Park, doctor's surgery, choice of churches, library and buses passing the door.

This retirement development also benefits from a passenger lift, emergency call system to all rooms, house manager, residents lounge with kitchen, laundry room, guest suite and visitors parking

This property is located in the heart of Old Coulsdon with its range of local shops including a bakers and a general store as well as a coffee shop and pub/restaurant. The Downs and Coulsdon Common as well as the Coulsdon manor Golf Club are nearby.

There are local railway stations including Coulsdon town as well as Caterham, both with excellent links to London. More comprehensive facilities can be found in the main towns of Purley and Redhill nearby. The M25/M23 can be accessed at Hooley around 2 miles South.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 100

Annual Service Charge Amount: £4,500.00

Service Charge Review Period: yearly

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Residents

Year built: 1996

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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