



13 Victoria Road, Coulsdon

£215,000

Super presented (LIKE NEW) one bedroom loft apartment Central Coulsdon position.

This 'plug in and play' apartment is modern throughout having been maintained over the last 4 years to the highest standard. Built in wardrobes and storage.

Accommodation:- Communal security entry phone Entrance hall and internal staircase to 2nd floor Own Entrance hallway, Open plan kitchen/ living area, Master bedroom with built in wardrobes. Super modern bathroom with window.

Located in Prime Central Coulsdon Town within a minute of all local shops, Restaurants and major supermarkets. Coulsdon Town and Coulsdon South railway lines offer easy commute to London and Coast.

Much loved by current owner , with a family of 2 children, now needs more space.

CALL TO VIEW LONG LEASE .



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	83
England & Wales		
	EU Directive 2002/91/EC	



Communal entrance hallway

Open plan kitchen/living room
19'7 x 16' (5.97m x 4.88m)

Bathroom

Master Bedroom 11'2 x 12'9
(3.40m x 3.89m)

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