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BOND & SHERWILL



Optima Court, 399 Brighton Road

Guide Price £275,000 - £300,000

A dream for commuters, this executive-style apartment is located within a short distance of Coulsdon South Train Station, providing quick and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. Additionally, the nearby M23/M25 interchange at Hooley can be used to drive to a variety of destinations including Heathrow Airport and the South Coast. Situated in one of two attractive blocks within a secure complex, electric gates ensure a lovely degree of privacy and conceals a car park with both allocated and visitor spaces, as well as a bike store. The communal entrance has a video entry phone and locked mail boxes with welcoming hallways throughout. The beautiful communal gardens add a wonderful touch, Located on the ground floor, this apartment boasts a capacious bedroom with en-suite, a second bedroom, a balcony, a contemporary family bathroom and an open-plan lounge/kitchen/diner. It has been fabulously maintained and would be ideal for first-time buyers or investors. Internal viewing highly recommended.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

Video entry phone system, radiator and storage cupboard.

Master Bedroom

Double glazed window, radiator and integral wardrobe.

Bedroom Two

Double glazed window, radiator and integral wardrobe.

En-Suite

Fully tiled walls and floor, pedestal wash hand basin with mixer tap, low level W.C. Shower cubicle and opaque double glazed window

Bathroom

Fully tiled walls and floor, pedestal wash hand basin with mixer tap, low level W.C panel enclosed bath with mixer tap and shower hose attachment, radiator, extractor hood and opaque double glazed window

Open Plan Kitchen

A range of wall and base level units with work surface area, part tiled walls to splash back areas, one and a half stainless steel sink unit and drainer with mixer tap, four ring gas hob and oven with extractor hood, concealed fridge freezer, dishwasher and washing machine, dining area and two double glazed windows dual aspect.

Open Plan Living Room

Down lights, smoke alarm and double glazed windows and double doors leading out onto balcony

Balcony

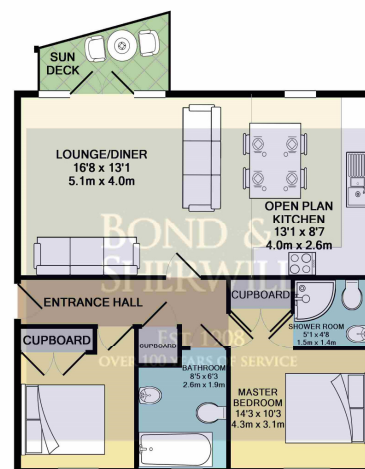
Access gate leading into communal gardens



Energy Performance Certificate

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			
England & Wales		77	78
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			
England & Wales		81	82
EU Directive 2002/91/EC			



LEGAL NOTICE: PURCHASERS OF THIS PROPERTY ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF CONTRACT. INTENDING PURCHASERS MUST RELY ON THEIR OWN INSPECTION OF THE PROPERTY. NONE OF THE ABOVE APPLIANCES/SERVICES HAVE BEEN TESTED BY OURSELVES. WE RECOMMEND PURCHASERS ARRANGE FOR A QUALIFIED PERSON TO CHECK ALL APPLIANCES/SERVICES BEFORE LEGAL COMMITMENT.