

### 3 Goldfinch House

Outwood Lane, Coulsdon, CR5 3LU



<b>APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM</b>	Goldfinch House
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	date 08/03/26
	<b>photoplan</b>



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Asking price £375,000 Leasehold

A stunning and beautifully presented ground floor, two bedroom, two shower room apartment. This apartment is immaculate and must be viewed to be fully appreciated.

Convenient for local amenities, railway station and bus routes.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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# Outwood Lane, Chipstead, Coulsdon, CR5

## 3LU

### Summary

Goldfinch House comprises of 28 one and two bedroom apartments thoughtfully designed with the over 60's in mind. Chipstead village works hard to preserve its unique character, so the exterior style reflects this perfectly. It blends traditional with contemporary design. Each apartment is exquisitely finished and comes complete with carpets and flooring as well as a stylish fitted kitchen with integrated appliances.

This apartment comprises a spacious living/dining room, modern fully fitted kitchen, two double bedrooms with the master bedroom having a walk in wardrobe and en-suite shower room, the second bedroom is of ample proportions and a second shower room. All windows have double glazing, in the living room and master bedroom there are television and telephone points and a Sky/Sky+ connection point in the living room.

For safety and security there is a door camera entry system which is linked to the television, a 24-hour emergency call system with a personal pendant alarm, an intruder alarm and smoke detector.

### Local Area

Chipstead and the surrounding area have so much to offer. A short walk from Goldfinch House is a delightful parade of shops that cater for most everyday needs. There is a Post Office, corner shop, wine specialists, cafe, dry cleaners plus a beauty salon offering osteopathy and remedial massages.

At the end of the parade, you will find Chipstead station with a direct rail service into London Bridge Station in just 40 minutes. Chipstead has easy access to the M23, M25, Heathrow and Gatwick airports.

Goldfinch House is well-served by buses, with a stop right on the doorstep. This makes for an easy and short journey into Coulsdon, a larger village with a wide range of shops and grocery stores such as Waitrose, Tesco Express and Aldi. The nearest town is Banstead, home to many familiar high street names. The retail and leisure center in Purley offers more shopping options, dining, a cinema, ten pin bowling and a gym.

### Entrance Hall

Large entrance hall with a convenient walk-in utility cupboard with a washer/dryer, shelving and storage space. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, bedrooms and shower room.

### Living Room

An amazing and beautifully presented living/dining room is bright and spacious. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point.

### Kitchen

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting wood effect work surfaces. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with microwave oven above, ceramic hob with an opaque glass splash back, stainless steel extractor hood and integral fridge freezer.

### Bedroom One with en-suite shower room

A spacious and beautifully appointed double bedroom with door to walk-in wardrobe fitted with drawers, shelving and rails. TV and phone point and ceiling light, windows overlooking the gardens.

### En-suite Shower Room

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, mirror, shaver point, walk-in level access shower with thermostatically controlled shower and glass screen, tiled walls and wet room anti-slip flooring, electric heated towel rail, grab rails, emergency pull cord and ceiling spotlights.

### Bedroom Two

A second double bedroom of good proportions which could have alternative uses such as a dining room, hobbies room or home office. Ceiling lights, TV and phone point.

### Shower Room

Tiled with slip resistant floor tiling, glazed corner shower cubicle. Underfloor heating and grab rails. Close coupled WC and vanity unit with wash hand basin and storage beneath, mirror, heated towel rail, and shaver socket. Emergency pull cord.

### Service Charge (Breakdown)

- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

## 2 Bed | £375,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £4,920.87 per annum (for financial year ending 28/02/2027)

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

### Leasehold

999 years from the first January 2021

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

