



APPROX. GROSS INTERNAL FLOOR AREA 588 SQ FT / 55 SQM	Goldfinch House
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	date 21/11/22
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	84	84

McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

1 GOLDFINCH HOUSE  
OUTWOOD LANE, COULSDON, CR5 3LU



A stunning and beautifully presented ground floor, one bedroom apartment with direct access onto a paved patio area. This apartment is immaculate and must be viewed to be fully appreciated.

Offered for sale with its own allocated car parking space.

**ASKING PRICE £450,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# OUTWOOD LANE, CHIPSTEAD, COULSDON

## 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 was one of the original 'show' apartments and is finished beautifully, the bright and spacious living room with its half-paneled walls opens onto a paved patio area with the communal gardens beyond. The double bedroom is designed to give space for additional bedroom furniture as well as having a spacious walk-in wardrobe and the modern, wet-room style shower room has been designed for ease of use and safety in mind with anti-slip flooring.

All windows have double glazing, television and telephone points in the living room and bedroom 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.

The apartment has the added benefit of having its own allocated car parking space.

## 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, bedroom and shower room.

## LIVING ROOM WITH PATIO

An amazing and beautifully presented living/dining room is bright and spacious benefitting from a glazed patio door with windows to side opening onto a large, paved patio area and the landscaped gardens beyond. This 'ex-show' apartment has been enhanced in particular decorative half paneled walls. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Partially glazed door leads onto a separate kitchen.

## KITCHEN

A modern and thoughtfully designed fully fitted kitchen

# 1 BED | £450,000

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

## BEDROOM

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.

## 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.

## 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

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: £2,700.00 per annum (for financial year ending 28/02/2024)

## LEASEHOLD

999 years from the first January 2021

## CAR PARKING

This apartment has its own allocated car parking space. "N".

