



For Sale: £144,950 Leasehold
Brighton Road, CR5

- Fitted Wardrobes
- Double & Secondary Glazed
- Walk In Shower Cubicle
- Communal Gardens

Arington 

Arlington are pleased to offer for sale a second floor one double bedroom retirement apartment in Emerald Court. Emerald court was built by McCarthy & Stone and consists of approximately 36 self contained units benefiting from communal facilities including a furnished living / day room, laundry room, guest suite, communal gardens and residents parking. There is a manager's office on the ground floor and stairs and a lift to all floors. The apartment consists of a modern bathroom with walk in shower, double bedroom with fitted wardrobes, living / dining room with far reaching views, fitted kitchen and storage cupboard. The apartment is double glazed and additionally benefits from secondary glazing. Council Tax Band: C. NO ONWARD CHAIN.

Location Emerald Court is located adjacent to Coulsdon town centre with its range of facilities including shops, restaurants and cafes. There is a range of numerous bus services and a choice of train stations.

Internal

Communal Entrance & Inner Halls Entry phone system. Manager's office. Communal Lounge. Guest suite. Laundry room. Stairs and lift to all floors.

Entrance hall Entry phone. Cupboard housing the hot water tank, electric meter and fuse board. Loft hatch. Emergency call system button and controls. Doors to...

Bathroom Fitted with a white suite comprising of a double walk in shower with glass shower screen, power shower, shower seat and handle, inset low level WC and basin inset in a vanity unit. Tiled walls. Mirror. Chrome heated towel rail. Extractor fan. Emergency pull cord.

Bedroom Window to the side. Fitted wardrobes with some mirrored doors. Electric heater. Emergency pull cord.

Living / Dining Room Window to the front. Electric heater. Telephone point. TV Aerial. FM Aerial. Emergency pull cord. Doors to...

Kitchen Fitted with a range of wall and floor units with a granite effect worktop with inset single sink and drainer, four point electric hob with extractor over and fitted oven. Part tiled splash backs. Space for a fridge / freezer. Extractor Fan. Window to the front.

External

Communal Gardens Established communal gardens wrap around Emerald court with several patio seating areas.

Residents Parking

Other

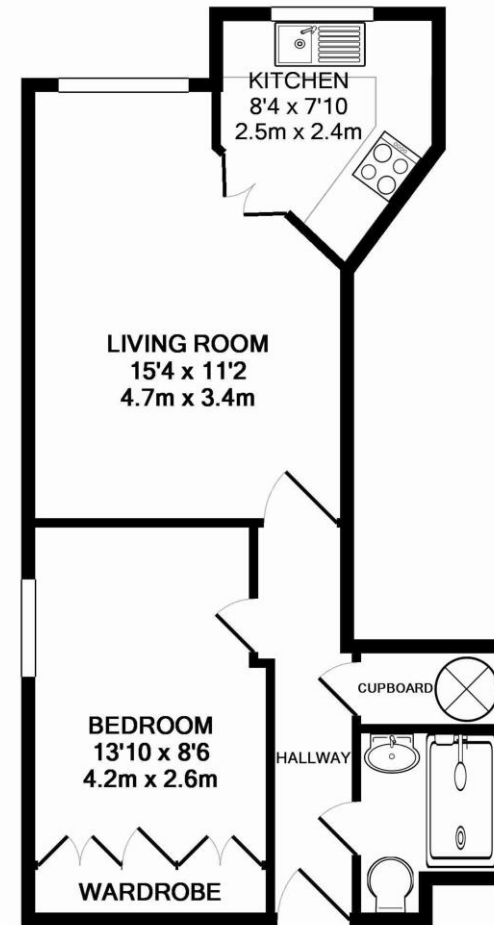
Lease term: 125 Years from 1 July 1992
Service Charge: £1043.28 for the period 1st March 2014 to 31st August 2014, payable half yearly.
Ground Rent: £250 per annum, payable half yearly
Age Limit: There are no age limits for the lessee. Occupiers must be aged 60 years or over (In the case of two occupiers where one is 60 or over the other need only be aged 55 years or over).

Agents Note: Under the Estate Agency Act we must inform you that a member of staff of Arlington Ltd is a relative of the vendor.



Room Details

Bathroom	6'8" max x 5'3" (2.03m max x 1.60m)
Bedroom	13'10" into cupboards x 8'6" max (4.22m into cupboards x 2.59m max)
Living / Dining Room	15'4" max x 11'2" max (4.67m max x 3.40m max)



TOTAL APPROX. FLOOR AREA 410 SQ.FT. (38.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

