



**Price**  
**£140,000**

**Leasehold**

1x  1x  1x 

**Emerald Court, Brighton  
Road, Coulsdon, Surrey,  
CR5**



**cubitt & west**  
Helping you move forwards



## Main features

- Mid-floor retirement flat in central Coulsdon location
- Part exchange considered
- Communal garden
- Lift access to all floors
- Laundry room for residents
- Walking distance to shops and cafe's



### Nearest Schools

Primary Schools: Woodcote Primary 0.4 miles, Beaumont Primary 0.6 miles, Byron Primary 0.7 miles Secondary Schools: Woodcote High School 0.5 miles, Lodge School 1.0 miles, Tudor Lodge School 1.3 miles



### Transport Information

Train Stations: Smitham 0.1 miles, Coulsdon South 0.6 miles, Reedham 0.7 miles

## Accommodation

### FIRST FLOOR

#### Hallway

**Lounge:** 20'3 x 10'7 (6.18m x 3.23m)

**Kitchen:** 8'8 x 7'9 (2.64m x 2.36m)

**Bedroom:** 15'9 x 9'1 (4.80m x 2.77m)

**Shower Room:** 6'7 x 5'7 (2.01m x 1.70m)

### OUTSIDE

#### Communal Garden

**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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