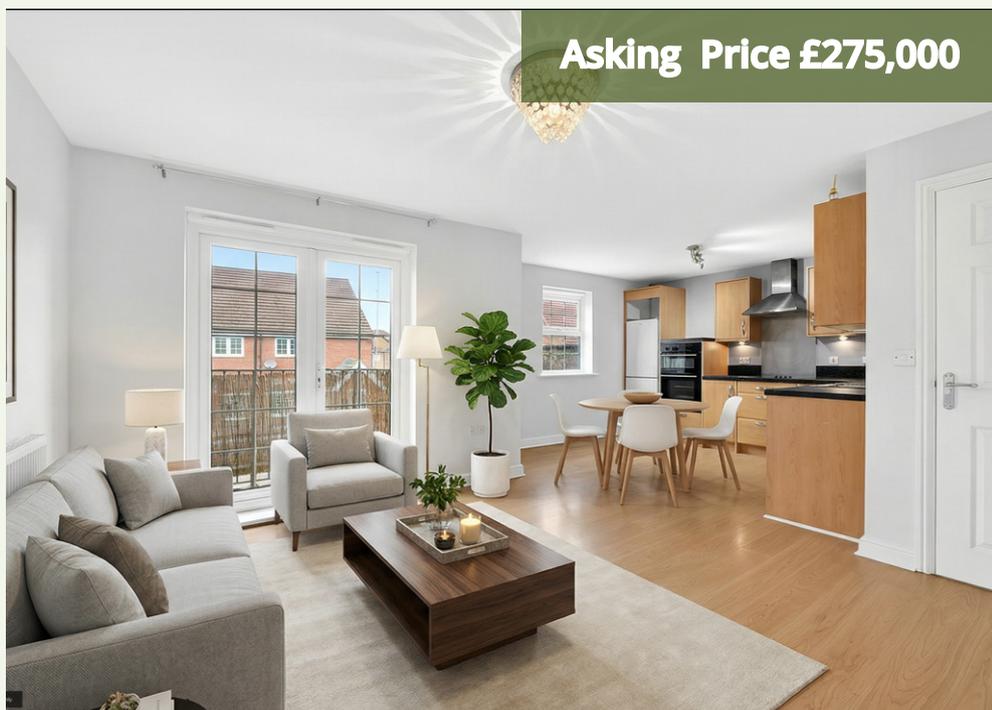


31 Beckett Road,
Coulson, Surrey,
CR5 1RZ



NO CHAIN Located within the highly sought-after Netherne-on-the-Hill development, this impressive first-floor apartment combines modern living with an exceptional lifestyle, set among acres of beautifully maintained parkland.

Presented in excellent condition, the property offers two generous double bedrooms, including a superb principal bedroom with a private balcony overlooking open countryside — perfect for relaxing. A second balcony is accessed from the bright and spacious open-plan kitchen/living room, flooding the space with natural light.

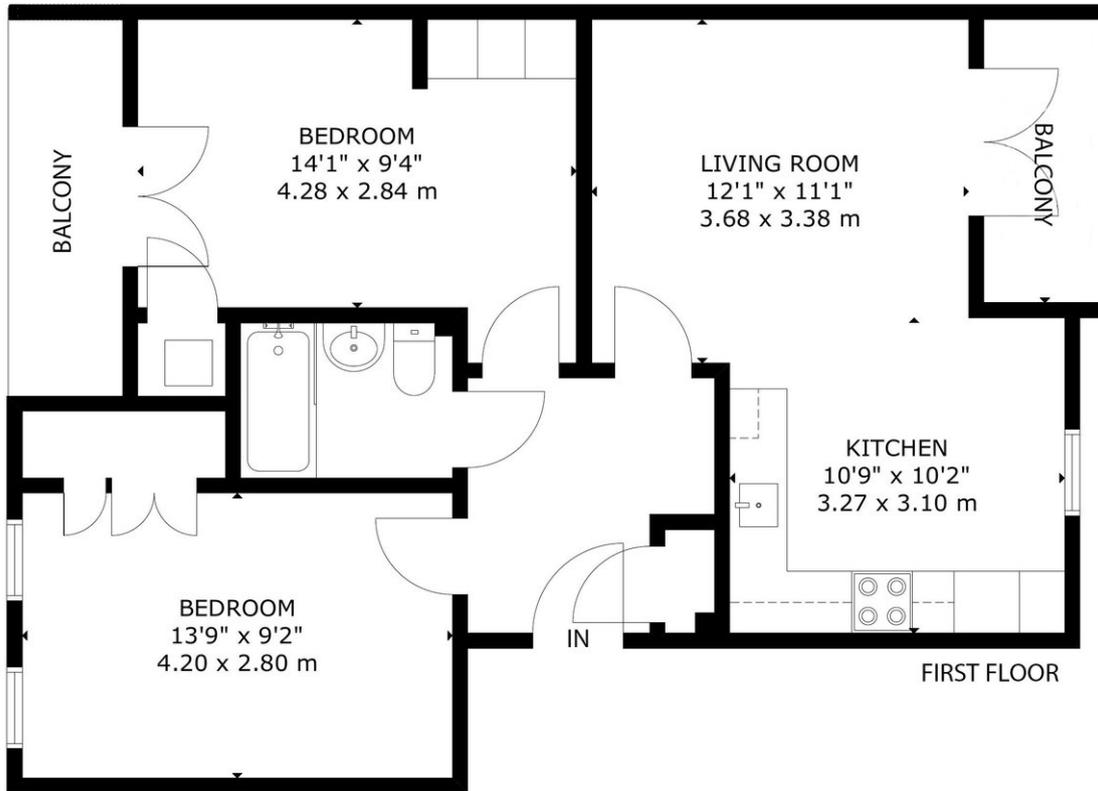
The contemporary fitted kitchen features sleek units and ample worktop space, flowing seamlessly into the living area to create a stylish and sociable setting ideal for everyday living and entertaining.

Residents enjoy excellent on-site facilities including a gym, swimming pool, tennis courts, football pitches, café and village shop, fostering a strong sense of community in a peaceful countryside setting.

Floorplan



BECKETT ROAD CR5
GROSS INTERNAL AREA
APPROX TOTAL: 60.5.sq.m - 651.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©202202026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

EPC

Features

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

- Modern first-floor apartment set within the sought-after Netherne-on-the-Hill development
- Two double bedrooms, including principal with private balcony. Bright open-plan kitchen/living room with second balcony
- Allocated parking space | Approx. 102-year lease | Ground rent £25 p.a. | Service charges approx. £3,200 p.a. | Council Tax Band D

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