



SURREYESTATES

PRIVATE
ST. MARY'S MOUNT
RESIDENTS ONLY

Saint Mary's Mount
Caterham, Surrey CR3 6SJ
£795,000

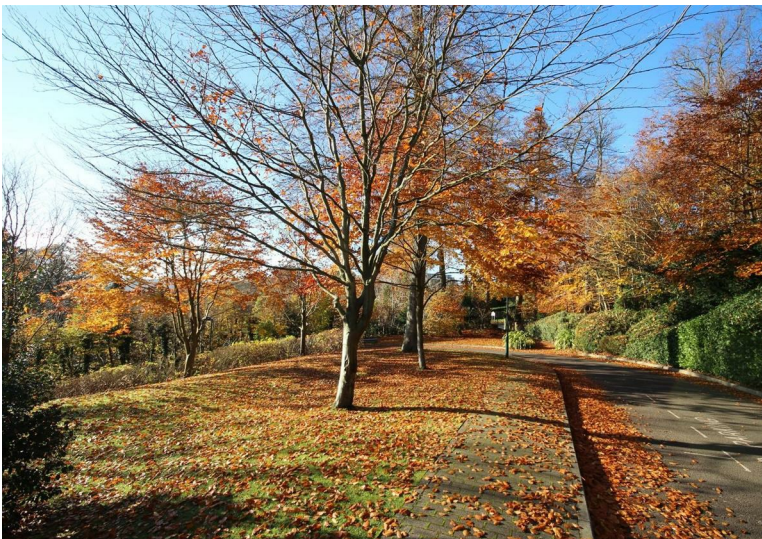
*** LUXURY LIVING ON THE EDGE OF CATERHAM WITH ALL EXTERIOR GARDENING AND MAINTENANCE ISSUES COVERED ***

Surrey Estates are very proud to offer this stunning 3248 square foot property which has been carefully designed over three floors and is nestled in a highly desirable private estate. It is just a short walk to Caterham train station, it is set in large well maintained gardens which incorporates it's own private tennis court, this offers luxury living, just on the edge of town.

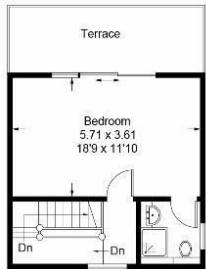
This incredible apartment with stunning views, boasts four/five bedrooms, four reception rooms, three bathrooms, of which two are en suite, and three balconies. One of these is a complete top floor sun terrace with outstanding views of the Surrey Hills, In addition there are two garages with electric doors, and three dedicated parking spaces.

From the sun terrace, you have incredible uninterrupted views of the Surrey Hills of which to constantly admire. The attention to detail externally and internally is evident by the quality of décor and finish, with the presence of retractable fly screens to most windows and the extensive use of ceramic tiles throughout.

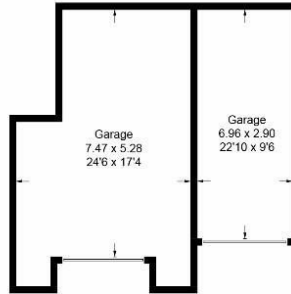
Cats are allowed on this private estate. The current owners purchased off plan when the lease started at 125 years, there are now 106 years remaining. This can be extended if so desired and some residents are looking at doing this now at minimal cost.



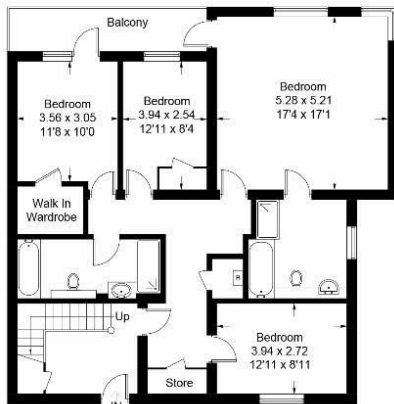
Approximate Gross Internal Area = 255.6 sq m / 2751 sq ft
 (Excluding Void)
 Garage = 58.4 sq m / 629 sq ft
 Total = 314 sq m / 3380 sq ft



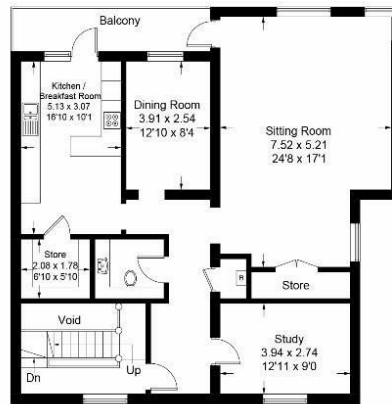
Second Floor



(Not Shown In Actual Location / Orientation)
 Garage

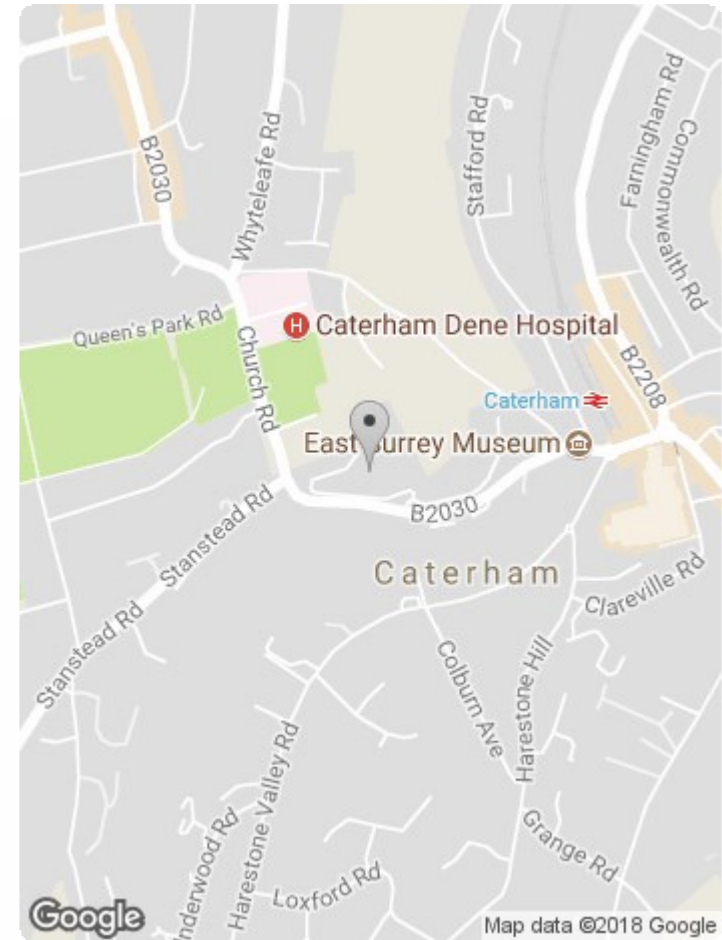


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID334714)
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| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 74 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 70 | 78 |

