



Ibbett Mosely



## Croydon Road, Caterham, CR3 6QJ

### Offers In Excess Of £300,000 Share of Freehold

**\*\* AVAILABLE FOR SALE FREE OF CHAIN \*\***

**A spacious self contained first floor apartment with two double bedrooms, two bath/shower rooms and a large open plan reception room and fitted kitchen, there is also a home office.  
The property has a share of the freehold and the balance of a 999 year lease.**

- Two Double Bedroomns
- Two Bath/Shower Rooms (One En-Suite)
- Open Plan Reception Room and Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Home Office
- Long Lease with Share of the Freehold
- Communal Gardens

A self contained first floor apartment within a detached Victorian house divided into four homes, the property can be approached off the Croydon Road or Tillingdown Hill. Internally the apartment is untruly decorated and is offered for sale chain free.

#### LOCATION

Located in the valley towards the northern outskirts of the town, the town provides a good choice of shops and amenities including a health centre, library and a choice of restaurants and bars. There are stations at Caterham, Whyteleafe South or Upper Warlingham providing a regular service to London.

There are state and private schools in the area as well as a good choice of sporting and recreational facilities.

M25 access junction 6 is easily accessible via the A22.

#### GROUND FLOOR

External entry phone and front door opening to the communal hall.

#### COMMUNAL HALL

With stairs rising to the first floor landing.

#### FIRST FLOOR LANDING

With front door opening to the apartment.

#### ENTRANCE HALL

On two levels witch doors to all rooms and entry phone.

#### OPEN PLAN RECEPTION ROOM AND KITCHEN

A light and spacious double aspect double glazed room with high ceiling and fitted window shutters, radiators and fitted kitchen with base and wall units, breakfast bar, built in appliance including oven, hob, extractor, dishwasher, fridge and freezer. Gas boiler for central heating and hot water. Space and plumbing for a washing machine.

#### BEDROOM ONE

An L-Shaped room with radiator, double glazed window with fitted shutters. Wardrobe Cupboard.

### EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Part tiled walls, chrome ladder style towel rail and extractor fan.

### BEDROOM TWO

A double aspect double glazed room with radiator and fitted window shutters.

### BATHROOM

With enclosed bath with mixer tap and shower attachment, w.c. and hand basin with cupboards under. Chrome ladder style towel rail, double glazed window with fitted shutters, extractor fan.

### OUTSIDE

### HOME OFFICE

Converted from the garage with wood effect flooring, light, power and double glazed windows.

### COMMUNAL GARDENS

The gardens are for the use of all occupiers of Avondale.

### COUNCIL TAX

The property is in the Tandridge District and is in council tax band "C".

### SERVICES

Mains gas, water, electricity and drainage are connected to the property.

### THE LEASE, SERVICE CHARGE AND FREEHOLD

The lease is for a period of 999 years from the 1st of April 2009.

There is currently a monthly payment of £70 for service charges,

All four apartments at Avondale own a 25% share of the freehold.

### ROUTE TO VIEW

From Caterham Town Centre take the Croydon Road (B2028) towards Whyteleafe, after passing the shops pass Beechwood Road, Beechwood Gardens and Highfields Road on the right and take the next right into Tillingdown Hill. The entrance to the property will be on the right almost opposite number 25 Tillingdown Hill.



## EPC Rating- D

Avondale Flats, Croydon Road, Caterham, CR3

Total Floor Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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# Ibbett Mosely

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