



Flat 9 Newstead House, Markfield Road, Caterham, Surrey, CR3 6RN

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Offers in Excess of £270,000

### Description

A spacious and well presented two double bedroom first floor apartment boasting 721 square feet internally with a garage en bloc and communal gardens situated within easy reach of Caterham centre and train station. EPC Rating D. Council Tax Band C.

### Accommodation

The property comprises; Entrance hall, spacious living room, modern refitted kitchen, two double bedrooms and modern family bathroom. There is a garage en bloc in addition to communal parking and gardens. The lease remaining is 92 years and service charge is approx. £1200 p.a.

### Location

Newstead House is conveniently located half a mile from Caterham Station offering links into London, Caterham Town Centre which provides a plethora of shops and restaurants including Waitrose and the Church Walk Shopping Centre. The M25 is easily accessed via the nearby Junction 6 for Gatwick Airport and the motorway network.



# Newstead House, CR3

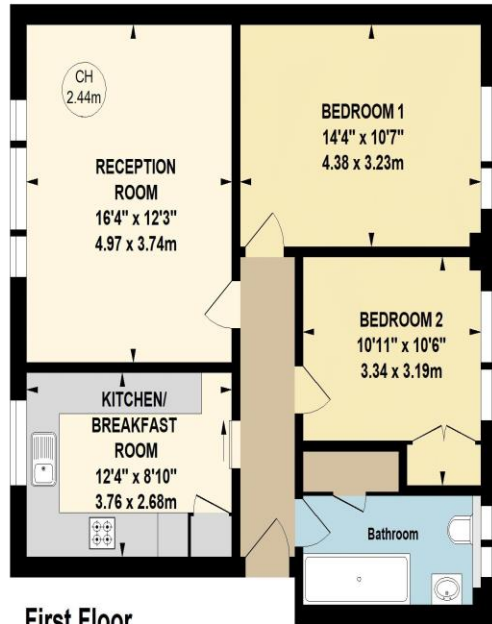
Approximate gross internal area

66.98 sq m / 721 sq ft

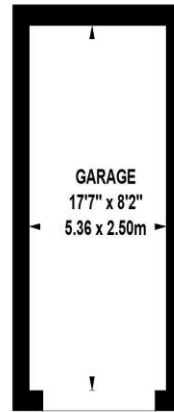
Garage area

13.38 sq m / 144 sq ft

Key :  
CH - Ceiling Height



First Floor



(Not shown in actual location / orientation)

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.







Viewings Strictly by Appointment Only

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