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Coulsdon Road, Caterham, CR3 5ND

Guide price £300,000



# PROPERTY SUMMARY

## OVERVIEW

**GUIDE PRICE - £300,000 - £325,000** A prestigious two double-bedroom executive apartment, with ample living space and gated parking, is set within a modern development in Caterham.

### Accommodation

Emerson Court provides a bright open plan kitchen/living/dining room the sleek high gloss kitchen is fitted with AEG appliances. The master bedroom and second double bedroom which is currently used as a dressing room but is generous in size. The sleek family bathroom has a vanity unit and large airing cupboard offers lots of storage, also currently used as a utility. This apartment is set within an executive modern development with allocated parking and video phone entry. Said to be one of the biggest apartments within the block this is one to shortlist.

### Location

Emerson Court is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.

The Surrey National golf club is also within a short distance of the property.

Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



|                                |                   |                     |
|--------------------------------|-------------------|---------------------|
| Bedroom 1                      | 2,810x4,288mm     | 9' 2" x 14' 0"      |
| Bedroom 2                      | 2,336x4,758mm     | 7' 8" x 15' 7"      |
| Kitchen                        | 1,964x2,743mm     | 6' 5" x 9' 0"       |
| Living/Dining Room             | 5,304x4,876mm     | 17' 4" x 16' 0"     |
| Total Internal Area            | 69 m <sup>2</sup> | 744 ft <sup>2</sup> |
| Store Room To The Ground Floor |                   |                     |



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

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