



All enquiries Ref: James Paterson



- Leasehold second floor purpose built self-contained flat and garage
- Investment

**Location:** The property is situated within Raglan Precinct on Town End Road between its junctions with Chaldon Road and Rochester Gardens. Public transport links include Caterham mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A22, A23 and M25. Shopping amenities can be found locally within Caterham with an extensive range of shops, bars and restaurants being found in Croydon. Recreational pursuits can be found locally at the open spaces of Westway Common, Queen's Park and Happy Valley.

**Description:** Leasehold second floor purpose built self-contained flat and garage.

**Accommodation:** Second floor: One bedroom, reception room with balcony, kitchen, bathroom/WC, entrance hall. Outside: Garage En-bloc (number 14)

**EPC rating:** D

**Council Tax Band:** B

**Tenancy:** The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 24th January 2023 (holding over) at a rent of £1,200 per calendar month.

**Rent reserved:**  
**£14,400** per annum

**Lease:** Held on a lease for a term of 99 years from 24th June 1970 (Thus having approximately 45 years remaining) at a ground rent of £35 per annum (rising to £65 per annum)

**To view:** Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

