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MARRIOTT VERNON  
ESTATE AGENTS



6 Ninehams Court Milton Road, Caterham, CR3 5JJ

Guide price £260,000



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# 6 Ninehams Court Milton Road

Caterham, CR3 5JJ

\*\*\*Guide Price £260,000-£270,000\*\*\*

Marriott Vernon present to the market this well presented two double bedroom top floor flat with garage en bloc, superbly situated in a popular Caterham on the Hill location, close to transport links and local amenities. The property, offered to the market with share of the freehold and low outgoings, provides bright and spacious accommodation with neutral interiors and modern finish throughout - ideal for homeowner or investor alike. Features include an inviting reception room, separate well equipped kitchen, modern bathroom, gas central heating, double glazing, quality floor coverings, secure entry, and access to attractive communal gardens.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and airy reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a newly refitted family bathroom with white three piece suite.

The property is conveniently situated within easy access of regular bus routes providing useful links into nearby Caterham and Whyteleafe, each with railway stations providing excellent links into Central London. The area is well served by an array of local shops and amenities including a nearby Tesco superstore, with Caterham Valley offering a further larger variety of shops, cafes and restaurants. There are a number of lovely open spaces nearby, including Coulsdon Common, Happy Valley and Kenley Aerodrome, and recreational facilities including 'The Arc' and a leisure centre within just a short walk. There are also good local schools including Audley Primary, St Francis Primary, Hillscroft Primary and De Stafford School. Caterham is also well placed for easy access to the M23 / M25 motorway









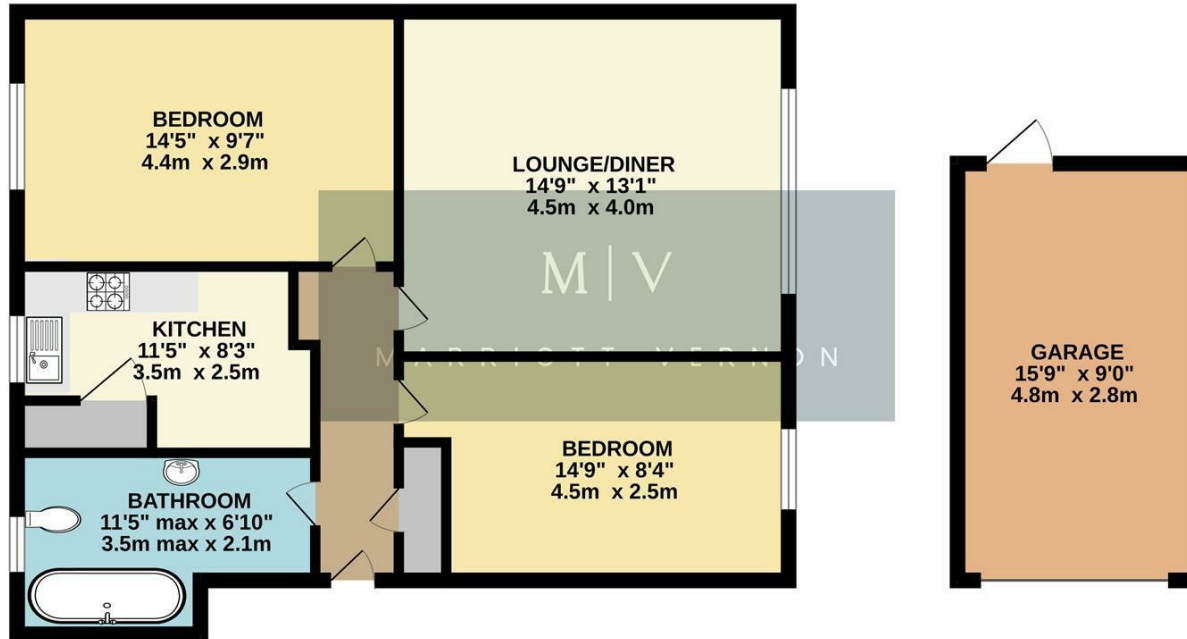


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## Floor Plans

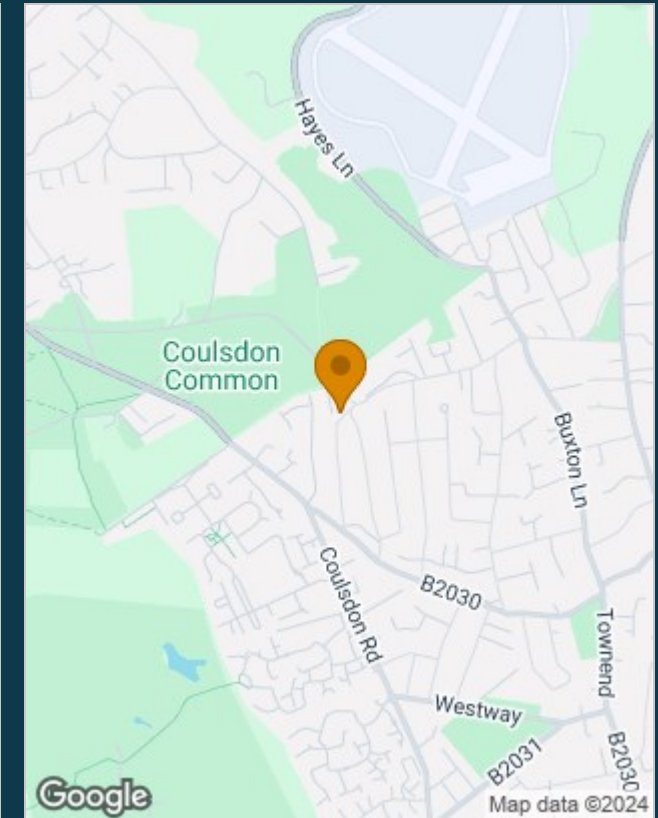
### TOP FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.