



Caterham Lodge Stafford Road, Caterham CR3 6FA



welcome to

Caterham Lodge Stafford Road, Caterham

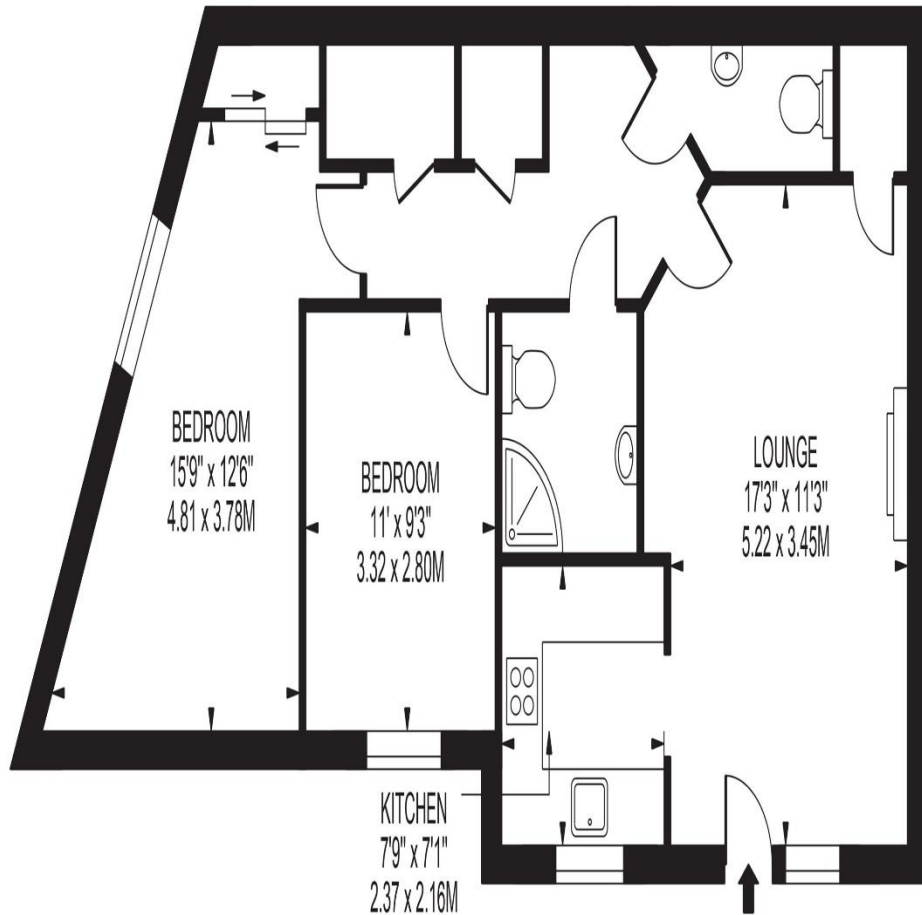
Discover this charming and spacious two-bedroom ground floor retirement flat, offering 727 square feet of comfortable living space. The property comprises of a modern fully fitted kitchen, spacious reception room with juliet balcony, two double bedrooms, modern shower room and separate WC. The property is nestled in the heart of Caterham Town Centre, this property ensures easy access to London via Caterham Station and a variety of local amenities, including supermarkets, coffee shops, and restaurants. The property has a residents lounge which is a perfect place to socialise and unwind, residents car park, secure storage for mobility aids via buggy store and on-site facilities for added convenience is provided with the laundry room. The property has no onward chain which means it's a streamlined purchasing process and has an approximate lease remaining of 117 years.

This retirement flat is an ideal choice for those seeking a vibrant community atmosphere.



CATERHAM LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 727 SQ.FT - 67.50 SQ.M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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- Ground Floor
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£195,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107032



Property Ref:
SAN107032 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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