



High Trees Court, High Trees Close, Caterham CR3 6JQ

welcome to
High Trees Court, High Trees Close, Caterham

***A spacious two-bedroom top floor
purpose built flat in the heart of
Caterham.***

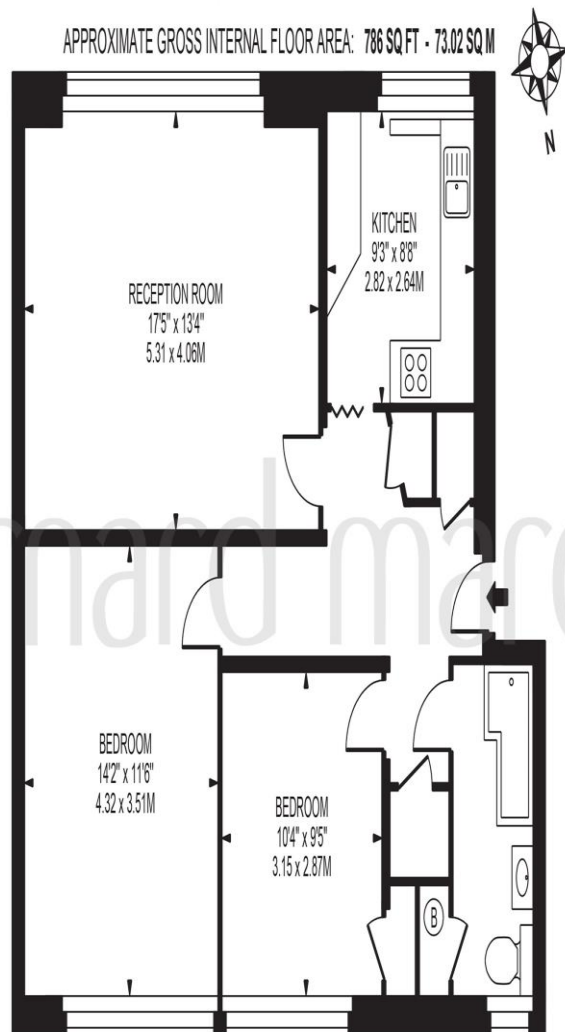
A spacious two-bedroom top floor purpose built flat comprising of a large reception room, separate modern fitted kitchen, two bedrooms and a modern bathroom. The property further benefits from a long lease, garage en-bloc and communal gardens.

Enjoy the best of both worlds with the quaint countryside perks of Surrey and nearby transport links at Caterham, Whyteleafe, Upper Warlingham and Woldingham train stations which offer great services into London Bridge and Victoria in approximately 30 minutes. Caterham Town Centre is nearby and provides a variety of shops, excellent cafés and restaurants including Waitrose, Costa Coffee along with many other shops and services



HIGH TREES COURT, HIGH TREES CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 786 SQ FT - 73.02 SQ M



SECOND 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.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



This is a fantastic area for parks/greenery and leisure facilities including Coulsdon Common, Whyteleafe Recreation Ground and Kenly Aerodrome, which is popular with dog walkers, whilst for golfers there is Surrey National Golf Club and Woldingham, there are also a number of great schools locally including Malden Lodge primary school and De Stafford just to name a few.

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High Trees Court High Trees Close, Caterham

- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Modern Bathroom
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 800.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 169 years from 25 Dec 1991.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107383



Property Ref:
SAN107383 - 0020

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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