



NEWLANDS COURTS, COULSDON ROAD
CATERHAM, SURREY, CR3 5NZ

Rayners are delighted to present to the market this beautifully presented ground floor flat. The accommodation includes a double bedroom, lounge, separate kitchen and modern bathroom. Decorated in neutral tones throughout with attractive flooring. The property currently benefits from a quarterly charge of £127 which covers the cost of the heating and hot water (these are current charges and are subject change and will need to be verified through solicitors). There is communal parking to the rear of the property. Offered to the market with no onward chain. Viewing is highly recommended.

Tenure: Leasehold

Lease Length: Approx 86 years remaining (as of June 24)

The seller is currently arranging for a lease extension through Tandridge District Council as part of the sale, please ask for further details.

Local Authority: Tandridge District Council

Council Tax Band: B

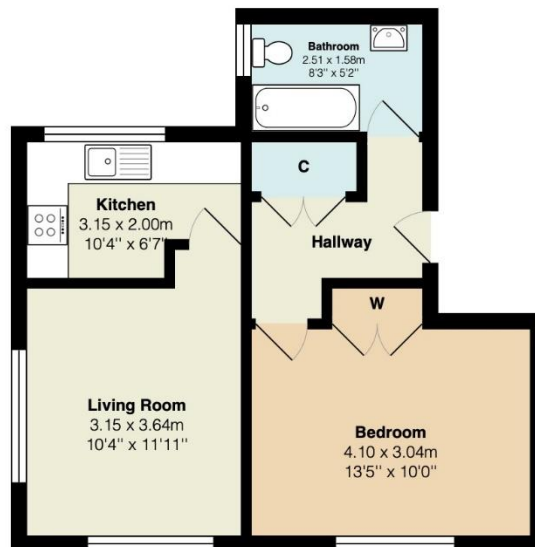
Maintenance Fee: Approx £800 per annum

The seller has advised there is a communal boiler for heating the property with a charge of approx £127.00 per quarter for hot water and heating. This will need to be verified through solicitors

Ground Rent: Approx £10 per annum

EPC Rating: D

26 Newlands Court



Total Area: 43.0 m² ... 463 ft²

All measurements are approximate and for display purposes only

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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