



**RAYNERS**  
TOWN & COUNTRY

APARTMENT 22, BOUNDARY POINT, COLDSTREAM ROAD  
CATERHAM, SURREY, CR3 5DU

# APARTMENT 22, BOUNDARY POINT, COLDSTREAM ROAD CATERHAM, SURREY, CR3 5DU

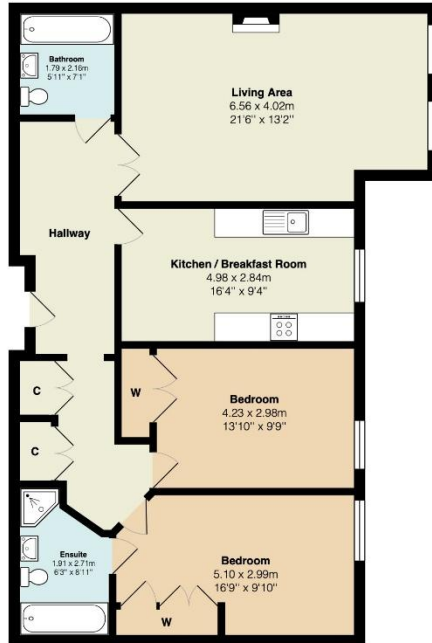
GUIDE PRICE £385,000

Rayners are pleased to offer for sale this second floor, two double bedroom, retirement property overlooking the cricket green situated in the Banner Homes Development situated on The Village at Caterham-on-the-Hill. The property has a spacious entrance hallway with a large lounge and separate fitted kitchen. The main bedroom features an en-suite shower room with a bath as well as a second double bedroom and a family bathroom. Within the development there are residents' facilities including a lift and lounge and there is a visiting caretaker. The property is offered for sale with no onward chain and viewing is recommended through the vendor's sole agents. Boundary Point is conveniently situated overlooking the green on The Village. This popular retirement development is close to local countryside including Happy Valley and Tesco as well as the doctors' surgery, vets and gym with swimming pool which are all within walking distance. There are a number of restaurants including the Arc, the Fox and the Fleeting Brook as well as takeaways and pubs within the local area. The Surrey National golf course is within a mile and there are miles of open countryside locally. More comprehensive facilities can be found in Caterham Valley including trains to East Croydon and London. There are buses that run through the Village and down to Caterham town centre.





22 Boundary Point



Total Area: 99.9 m<sup>2</sup> ... 1075 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Leasehold**

**Service Charges: £3805 per annum**

**Buildings insurance approx £715 per annum**

**Lease Length: 125 years from 1/1/2004  
104 years remaining**

**Local Authority: Tandridge Council**

**Council Tax Band: E**

**EPC Rating: C**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

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

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

**RAYNERS**  
TOWN & COUNTRY