



LARGE ONE DOUBLE BEDROOM FIRST FLOOR FLAT ***LIVING ROOM 17' 6" x 11' 6" (5.33m x 3.51m)***
KITCHEN 7' 9" x 7' 4" (2.36m x 2.24m) ***DOUBLE BEDROOM WITH DOUBLE BUILT-IN WARDROBE 12' 8" x 11' 8" (3.86m x 3.56m)***
GREAT TOWN CENTRE LOCATION FOR COMMUTER WITH SERVICES INTO LONDON!
CHOICE OF LOCAL RESTAURANTS AND PUBS WITHIN WALKING DISTANCE!

A LARGE FIRST FLOOR ONE DOUBLE BEDROOM FLAT centrally located in Caterham Valley town centre, ideal for a commuter. There is an Open Plan Living Room with serving access to the Kitchen. The Double Bedroom has a double wardrobe and the Bathroom is located off the Hallway. The flat is double glazed and has electric heating. **AN IDEAL PROPERTY FOR FIRST TIME BUYERS AND INVESTORS !**

Timber Hill Court, Timber Hill Road, Caterham Valley, Surrey CR3 6FX
ASKING PRICE: £212,500 LEASEHOLD



DOUBLE BEDROOM 12' 8" x 11' 8" (3.86m x 3.56m)
Double glazed window to side, coved ceiling, double wardrobe, electric heater.

BATHROOM 7' 6" x 7' 0" (2.29m x 2.13m)
Coved ceiling, white suite with tiled surrounds, comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush WC, electric heated towel rail, extractor fan. Built in airing cupboard housing a hot water tank.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE: 125 years from 24/6/2004

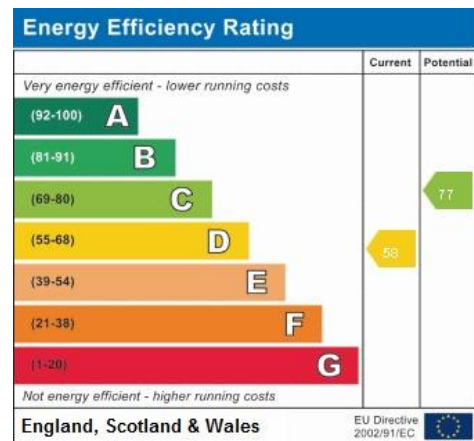
SERVICE CHARGE/MAINTENANCE: £651.00 every 6 months

GROUND RENT: £150.00 pa

COUNCIL TAX: BAND 'C' £1,991.50 pa (2023/2024) Tandridge Council

5/10/2023

ENERGY PERFORMANCE CERTIFICATE (EPC)



DIRECTIONS

The flat is located above commercial premises centrally in Caterham Valley. From the railway station turn left, at the roundabout turn right into Godstone Road and immediately left into Timberhill Road, the entrance to the flats is on the left hand side.

LOCATION : This is an ideal location for the commuter being only approximately 200 metres from Caterham Railway Station which has a regular service into Croydon and Central London. Also the flat is within walking distance of all the local shops, supermarkets, pubs and restaurants in Caterham Valley. There are local countryside walks in Harestone Valley and nearby Godstone and a regular bus service from Caterham towards Croydon and in the opposite direction to Godstone and beyond travelling south.

A GREAT LOCATION FOR A BUSY LIFESTYLE !

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Carpeted communal hall and staircase to the first floor landing. Security entry phone system.

ENTRANCE HALLWAY 8' 5" x 6' 5" (2.57m x 1.96m)

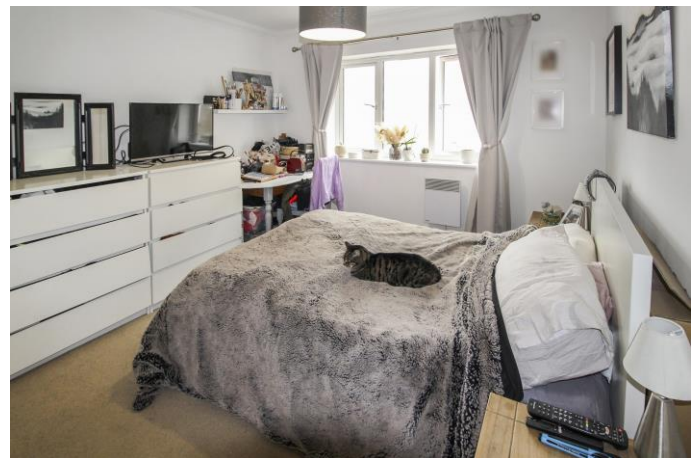
Coved ceiling, security entry phone, wall mounted electric heater.

LIVING ROOM 17' 6" x 11' 6" (5.33m x 3.51m)

Double glazed window to side aspect, open plan via breakfast bar to kitchen, TV point and satellite TV point, wall mounted electric heater.

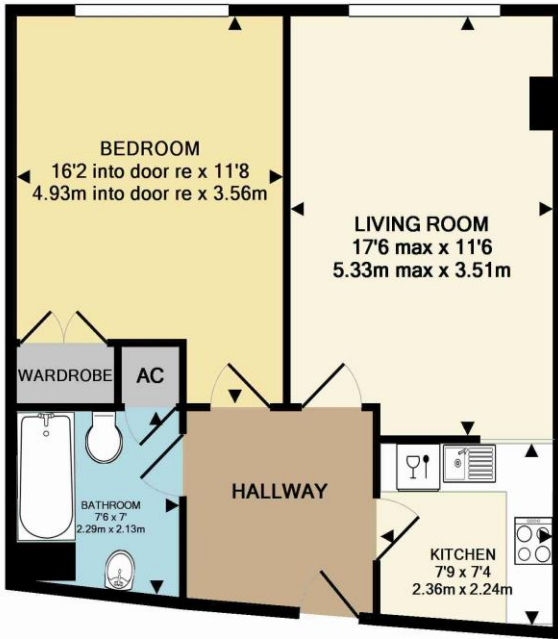
KITCHEN 7' 9" x 7' 4" (2.36m x 2.24m)

Range of modern style white wall and base units with complementary worktops and tiled surrounds. Single bowl sink unit with a mixer tap and cupboards under, space for a dishwasher, built in electric oven and halogen electric hob, coved ceiling and extractor fan. Space for an under counter fridge and space and plubing for a washing machine.



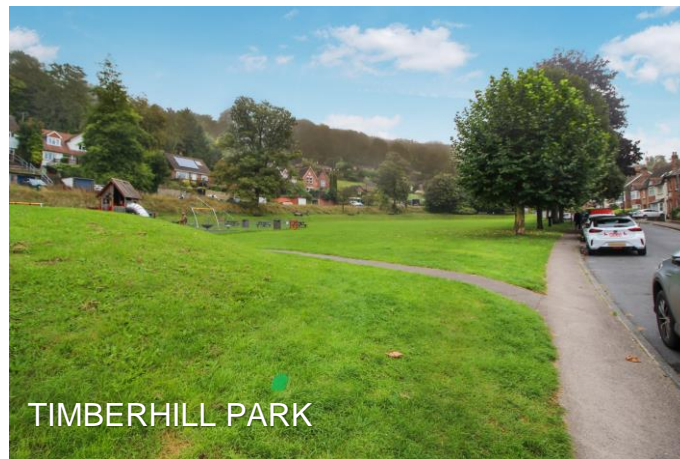
PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

FLOORPLAN



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2014



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk