



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
OFFERS IN EXCESS: £210,000 LEASEHOLD



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 plumbing for a washing machine.

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

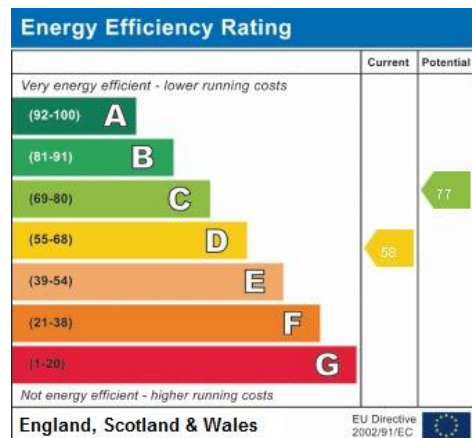
SERVICE CHARGE/MAINTENANCE: £651.00 every 6 months

GROUND RENT: £150.00 pa

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

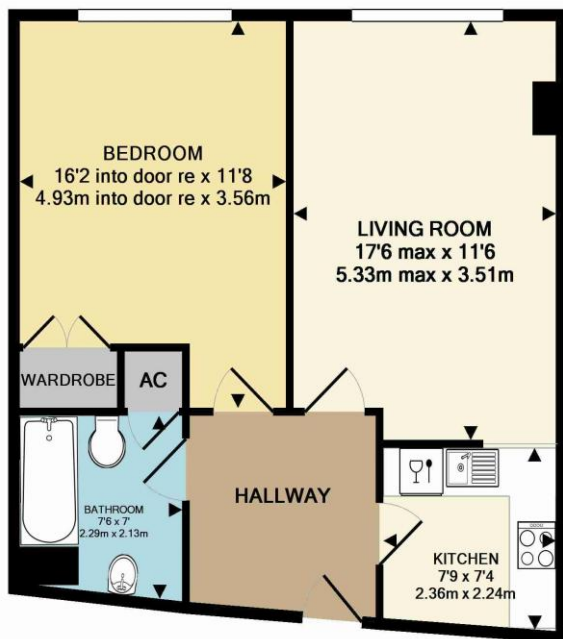
5/10/2023

ENERGY PERFORMANCE CERTIFICATE (EPC)



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FLOORPLAN

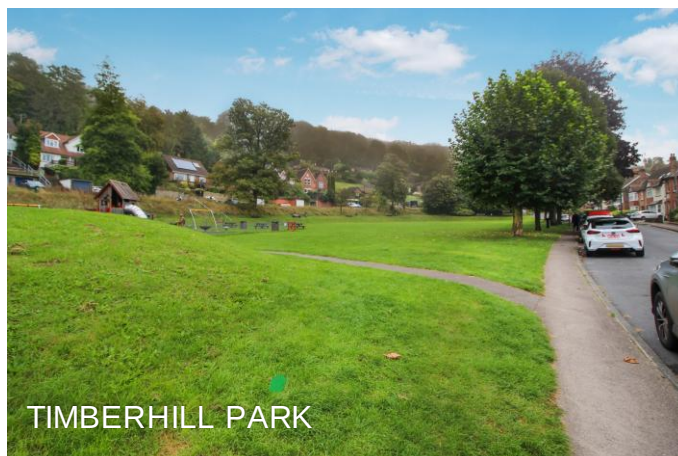


TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

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.
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