



***A TWO BEDROOM FIRST FLOOR APARTMENT, DESIRABLE LOCATION* *LIVING ROOM 15' 7" x 15' 2" (4.74m x 4.63m) WITH A FIREPLACE* *MASTER BEDROOM 15' 11" x 10' 1" (4.84m x 3.07m) WITH ENSUITE SHOWER ROOM* *BEDROOM TWO 14' 2" x 9' 2" (4.31m x 2.79m)* *DOUBLE GLAZED & GAS FIRED CENTRAL HEATING*
ALLOCATED PARKING SPACE TO THE REAR, GREAT VIEWS OVER THE VILLAGE GREEN**

A TWO DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT with views over the Village Green. The property has a large main Living Room, a separate Kitchen and a Master Bedroom with an En-suite Shower Room. There is a great size Second Bedroom that can be used as an Office/Dining Room if required. **A VERY CONVENIENT LOCATION** within walking distance of local shops which includes a Tesco Supermarket, a Doctors Surgery and Pharmacy and useful transport links. **VIEWING RECOMMENDED, NO ONWARD CHAIN!**

Coldstream Road, The Village, Caterham on the Hill, Surrey CR3 5ZA
ASKING PRICE: £329,950 LEASEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill turn left at the mini roundabout into Chaldon Road, first right into Westway, at the end of Westway turn right at the mini roundabout into Coulsdon Road. At the traffic lights turn left into The Village and then first right into Coldstream Road. Bear left around the Village Green, the block is the second on the right hand side opposite The Village Green. The allocated parking space is behind the block.

LOCATION

Designed by Linden Homes from a former barracks, The Village Development has many useful amenities in the immediate area. Within The Village there is a Tesco Supermarket, Doctors Surgery, Pharmacy and a Health Club with Gym and Indoor Pool, 'The Arc' a Family Community Centre as well as a Childrens Nursery next to the Village Green. There is also access onto greenbelt countryside to the rear of the development with views towards Chaldon and the Surrey National Golf Course.

Caterham has a good choice of Schools from Nursery levels to Secondary Education in the public and private sectors as well as good transport links to the north and south of the town. Caterham has a good selection of local and High Street shops, restaurants, a Sports Centre at De Stafford School and a railway station in Caterham Valley with services into Central London and Croydon. Local bus services also run on the Coulsdon Road into Caterham Valley and towards Coulsdon in the opposite direction.

A GREAT PLACE TO LIVE WITH EASY ACCESS TO TOWN AND GREENBELT COUNTRYSIDE.

ACCOMMODATION

COMMUNAL HALLWAY

The Communal Hallway is carpeted throughout with a return staircase to the first floor landing. There is a security video entry phone system.

ENTRANCE HALLWAY

An inviting L-shaped hall with coved ceiling, video entry phone, sunken coir doormat, built in cloaks cupboard. airing cupboard with a 'Megaflow' hot water tank and shelf above plus central heating and hot water controls, double radiator.

LIVING ROOM 15' 7" x 15' 2" (4.74m x 4.63m)

A double aspect room with two double glazed windows to the side either side of a fireplace with a flame effect electric fire with a fan heater. There is a set of double glazed inward opening french door to a Juliet Balcony overlooking the Village Green. Four wall light points, coved ceiling, TV point and two double radiators.

KITCHEN 10' 4" x 7' 3" (3.15m x 2.20m)

Double glazed window to the side, range of modern style wall and base units with matching worktops and under unit lighting, incorporating a one and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Built in electric oven and grill plus a four ring gas hob with an extractor fan above. Built in Dishwasher and space and plumbing for a washing machine. Wall mounted 'Gloworm' gas fired boiler set within a wall cabinet, inset spotlights to the ceiling and double radiator.

MASTER BEDROOM 15' 11" x 10' 1" (4.84m x 3.07m)

Double glazed inward opening french doors to the front with views onto the Village Green. Coved ceiling, built in double wardrobe, telephone point and double radiator, door to:

ENSUITE SHOWER ROOM

Tiled surrounds and tiled flooring. White suite comprising of an enclosed shower cubicle with an AQUALISA mixer shower fitment, pedestal wash hand basin and a low flush WC. Inset spotlights to the ceiling and an extractor fan.



BEDROOM TWO 14' 2" x 9' 2" (4.31m x 2.79m)

Double glazed window to the rear, covered ceiling, telephone point and double radiator.

BATHROOM 7' 2" x 5' 6" (2.19m x 1.67m)

Double glazed frosted window to the rear. Modern white suite comprising of a wood panelled bath with a mixer tap hand held shower attachment, pedestal wash hand basin and a low flush WC, tiled surrounds and flooring, shaver point and double radiator. Inset spotlights to the ceiling and extractor fan.

OUTSIDE

PARKING

To the rear of the block there is an area designated for Residents Parking. The property has one allocated parking space, in addition there are Visitor Parking Bays also.

LEASEHOLD INFORMATION

LEASE TERM: 125 Years from the 1st January 1999.

VILLAGE ASSOCIATION FEE: £181.00 per quarter equating to £724.00 pa.

BLOCK MAINTENANCE & SERVICE CHARGE: £1097.00 every 6 months (includes Building Insurance)

GROUND RENT: £150.00 pa

COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

29/2/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

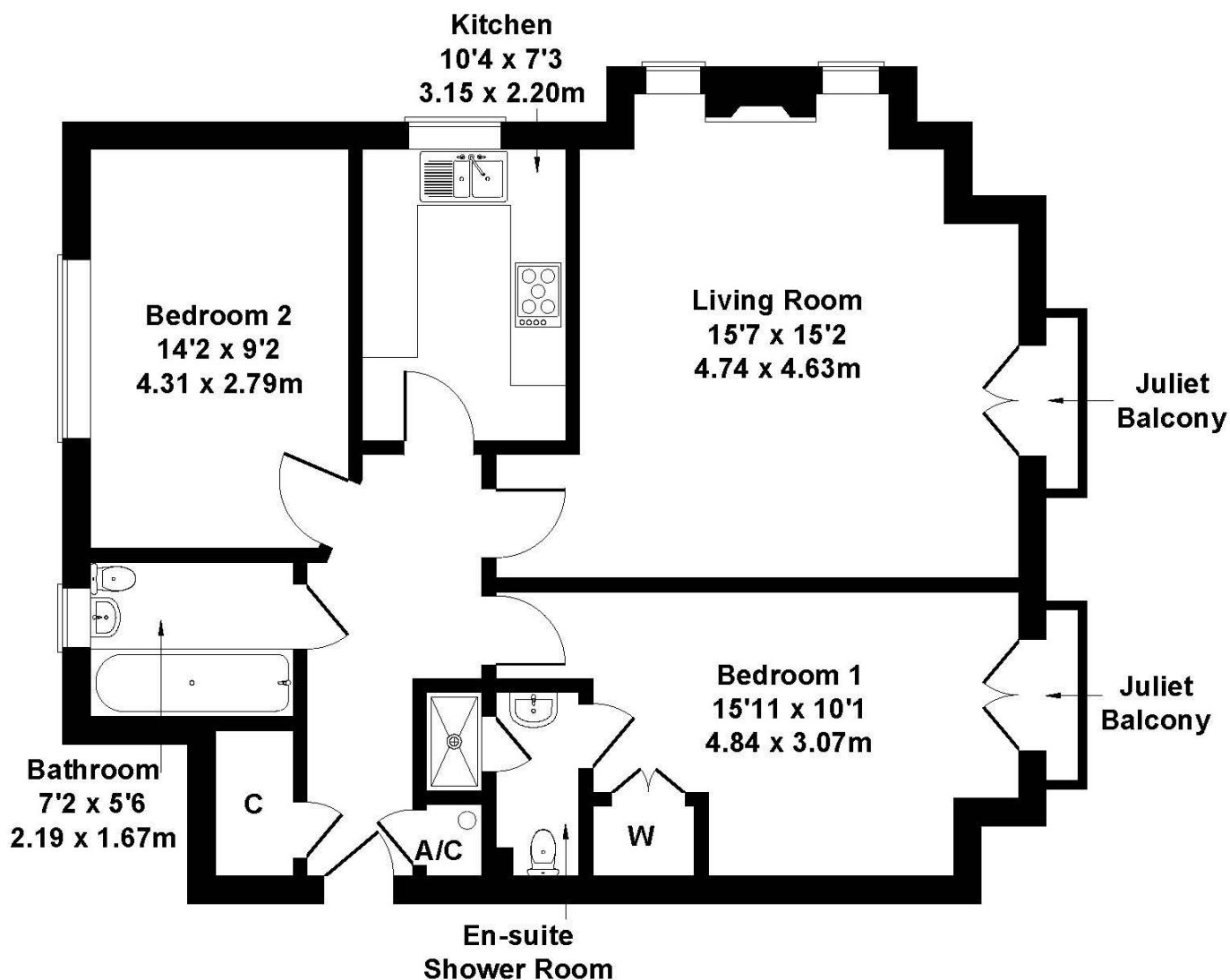
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



FLOORPLAN

Coldstream Road

Approximate Gross Internal Area
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





DATA PROTECTION ACT 1998

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