



**\*MODERN 1ST FLOOR TWO BED APARTMENT – LONG LEASE, SHARE OF FREEHOLD\***

**\*IDEALLY POSITIONED FOR TOWN & RAILWAY STATION\***

**\*SPACIOUS LOUNGE/DINER\* \*LARGE MODERN BATHROOM WITH BATH & SHOWER UNIT\***

**\*MODERN FITTED KITCHEN/BREAKFAST ROOM\* \*GARAGE AND UN-ALLOCATED RESIDENTS PARKING\***

**A FIRST FLOOR TWO DOUBLE BEDROOM** purpose built flat located **within 100 metres** of the Town Centre and Caterham Railway Station. The flat has a great size Living Room and separate Kitchen/Breakfast Room.

The large Bathroom has a separate Shower Cubicle and a Bath.

Outside there is a Garage set within a block and un-allocated Residents parking.

**A GREAT FIRST TIME PURCHASE IN AN IDEAL LOCATION!**

**Bishams Court, Church Hill, Caterham, Surrey CR3 6SE**  
**ASKING PRICE: £265,000 Leasehold with a Share of Freehold**



### DIRECTIONS

From Caterham Town Centre, Station Avenue, proceed along Church Hill, turn right at the junction of Waller Lane into the driveway of Bishams Court.

### LOCATION

This is an ideal location for the commuter being only approximately 100 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.

The M25 motorway Junction 6 is just a few minutes drive away with Gatwick Airport within half an hour via the M23. There is a good selection of Schools from Nursery to Secondary within Caterham.

**A GREAT PLACE TO LIVE WITH ACCESS TO THE TOWN AND SURROUNDING COUNTRYSIDE!**

### ACCOMMODATION

#### COMMUNAL HALLWAY

Staircase to all floors and a door to the rear of the block.

#### ENTRANCE HALLWAY

L-shaped Entrance Hallway with a built-in airing cupboard and a further storage cupboard. Electric heater.

#### LIVING ROOM 15' 7" x 11' 8" (4.74m x 3.56m)

Large double glazed window to the front, coved ceiling and dado rail surround, electric heater.

#### KITCHEN 11' 4" x 10' 3" (3.45m x 3.13m)

Double glazed window to the rear, range of wall and base units with matching worktops, built in electric oven and grill with a four-ring electric hob with an extractor fan above.

Space and plumbing for a washing machine and space for a fridge/freezer, electric heater.

#### BEDROOM ONE 15' 7" x 12' 4" (4.74m x 3.77m)

Double glazed window to the front, built in wardrobes and electric heater.

#### BEDROOM TWO 14' 7" x 8' 2" (4.45m x 2.50m)

Double glazed window to the rear, dado rail surround and electric heater.

#### BATHROOM 8' 6" x 7' 9" (2.59m x 2.37m)

Double glazed frosted window to the rear. Suite comprising of a tiled panelled bath, separate corner shower cubicle with a mixer shower attachment, vanity wash hand basin and a low flush WC. Tiled flooring and surrounds.

### OUTSIDE

#### COMMUNAL GARDEN

There is an area of Communal Garden mainly laid to lawn with tree lined borders.

#### GARAGE & RESIDENTS PARKING

There is a single Garage set within a block. There are a limited number of un-allocated residents parking spaces in front of the block.

### LEASEHOLD INFORMATION

**LEASE TERM:** 999 years from 29/9/1963, with a Share of Freehold

**SERVICE CHARGE INCLUDING BUILDING**

**INSURANCE:** £558.55 per quarter year.

**GROUND RENT:** NIL

### COUNCIL TAX

The current Council Tax Band is 'C', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:

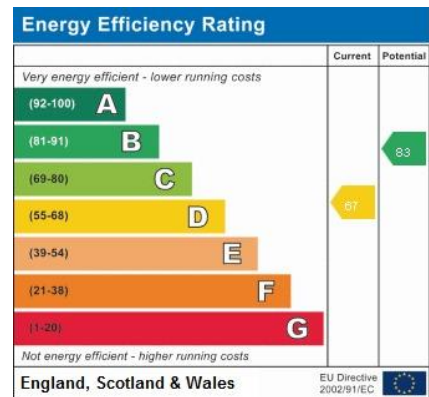
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

**25/5/2024**





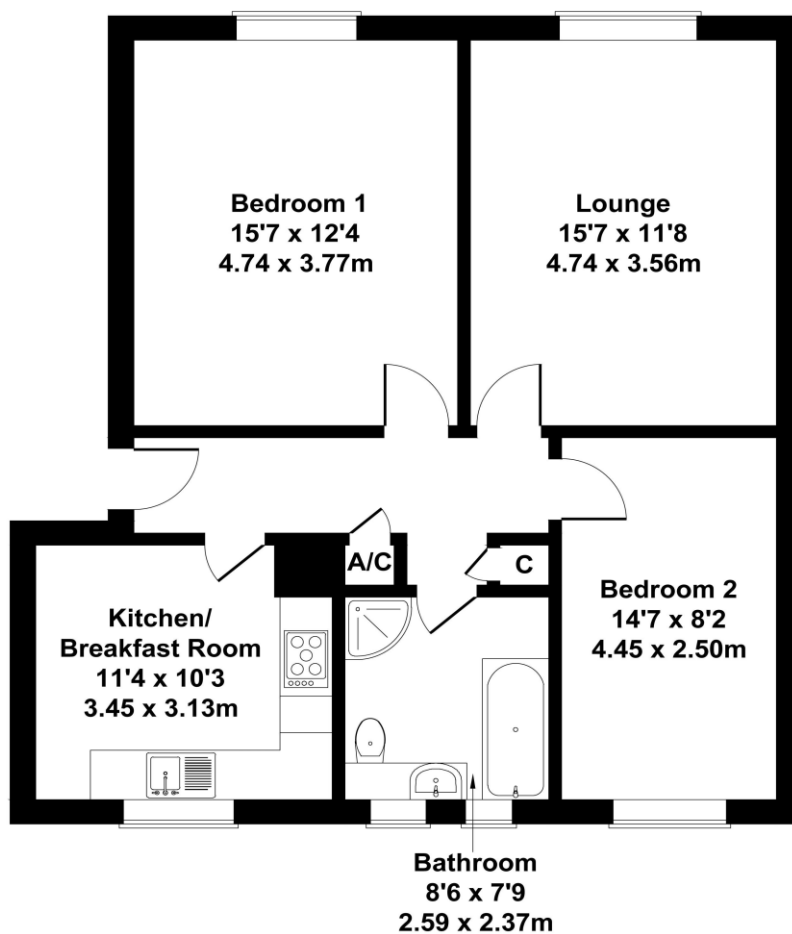
## ENERGY PERFORMANCE CERTIFICATE (EPC)



## FLOORPLAN

# Bishams Court

Approximate Gross Internal Area  
786 sq ft - 73 sq m



## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### DATA PROTECTION ACT 1998

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