



GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT *15' 1" x 11' 11" (4.60m x 3.62m) LIVING ROOM*
 11' 11" x 7' 9" (3.62m x 2.35m) KITCHEN OFF LIVING ROOM *BEDROOM ONE WITH EN-SUITE SHOWER ROOM,
 SEPARATE BATHROOM* *GREAT LOCATION WITHIN THE VILLAGE, OUTSIDE LONDON ULEZ ZONE*
 NO ONWARD CHAIN, VIEWING RECOMMENDED!

A TWO DOUBLE BEDROOM GROUND FLOOR FLAT (Age Restricted, 55 years old and above) located within the popular Village Development in Caterham. The property has direct access to an area of Communal Garden and to your own small patio. The Kitchen is open plan to the Living Room, the main Bedroom has an En-suite Shower Room and a large built in double wardrobe. Boundary Point also benefits from a Residents Lounge, a house Manager and a Residents Parking Area. **NO ONWARD CHAIN!**

Boundary Point, Coldstream Road, The Village, Caterham, Surrey CR3 5DU
ASKING PRICE: £350,000 LEASEHOLD



LOCATION

Within The Village there are many useful amenities and Recreational Options:

- * **TESCO SUPERMARKET * DOCTORS SURGERY * PHARMACY***
- * **VETERINARY SURGERY ***
- * **THE ARC COMMUNITY CENTRE & CAFE ***
- * **A HEALTH CLUB WITH INDOOR POOL & GYM ***
- * **INDOOR & OUTDOOR CHILDREN'S ACTIVITY AREA INCLUDING SKATERHAM ***
- * **PRE-SCHOOL NURSERY ***
- * **GREEN OPEN SPACES & GARDENS INCLUDING A LARGE VILLAGE GREEN WITH A PUB/BISTRO ***
- * **A LEVEL WALK FROM GREENBELT COUNTRYSIDE, COULSDON COMMON & A COUNTRY PUB ***
- * **A REGULAR BUS SERVICE TO LOCAL TOWNS ***
- * **AN ON-SITE SECURITY GUARD FROM 3PM TO LATE INCLUDING WEEKENDS ***
- * **ELIZABETH HOUSE CARE HOME IS ON THE VILLAGE DEVELOPMENT ***

Also nearby there is the Surrey National Golf Course in Chaldon and a great selection of local independent shopping facilities in Caterham valley including a Waitrose & Morrisons supermarket and Caterham on the Hill where there is a Tesco supermarket. There are bus links to local towns, Caterham Railway Station has a regular service into London with Thameslink connections. The M25 Junction 6 is at Godstone providing easy access to the M23 to the coast and Gatwick Airport.

BOUNDARY POINT

Boundary Point has a lift service to all floors, fully carpeted Communal Hallways and a large Communal Lounge with Kitchenette and an outside 'Covered Terrace'. Outside there are also several Garden Areas and a private Residents Parking area. A Caretaker visits monthly to take care of any issues on the Development.

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted Communal Hallway with a Security Entryphone System. There are two access points to the front and side of the building, a Lift Service to all floors and a wide set of stairs.

ENTRANCE HALLWAY

Coved ceiling with inset spotlights, dado rail surround, cupboard with a gas meter, cloaks cupboard with the electric meter and fuse box, double radiator.

LIVING ROOM 15' 1" x 11' 11" (4.60m x 3.62m)

Double glazed french doors leading to a small patio with an oval window above, coved ceiling, TV point and two double radiators, open plan to:

KITCHEN 11' 11" x 7' 9" (3.62m x 2.35m)

Range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboard below, fridge/freezer, washing machine and dishwasher to stay. Built in electric oven and grill with a four ring gas hob with an extractor fan above. Tiled surrounds and flooring, inset spotlights to the ceiling, door to the Entrance Hall and a sliding glass panelled door to the Living Room.

BEDROOM ONE 10' 10" x 9' 11" (3.30m x 3.03m)

Large double glazed arched window to the front, coved ceiling, built in double wardrobe in the Dressing Area in front of the En-suite Shower Room, TV point, telephone point and double radiator.

EN-SUITE SHOWER ROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Modern suite comprising of a corner shower cubicle with an AQUALISA shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds and wood effect flooring.

BEDROOM TWO 10' 9" x 8' 7" (3.27m x 2.61m)

Double glazed arched window to the front, Vaillant wall mounted gas fired combination boiler, built in storage cupboard/wardrobe, telephone point and TV point, radiator.

BATHROOM 7' 3" x 6' 6" (2.21m x 1.97m)

White suite comprising of a panelled bath with a mixer tap shower attachment, pedestal wash hand basin and a low flush WC. Half tiled surrounds, ladder style heated towel rail.

OUTSIDE

RESIDENTS PARKING

Outside there is ample residents parking with additional visitor parking.

COMMUNAL GARDEN

There is an area of Communal Garden which is mainly laid to lawn with surrounding flowerbed borders.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 1/1/2004

SERVICE CHARGE: £1,923.52 pa (2020)

GROUND RENT: £ 276.00 pa (2020)

BUILDING INSURANCE: £400.58 PA (2020)

VILLAGE ASSOCIATION: £172.80 per quarter year (2022)

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-2024-2025>

28/5/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)

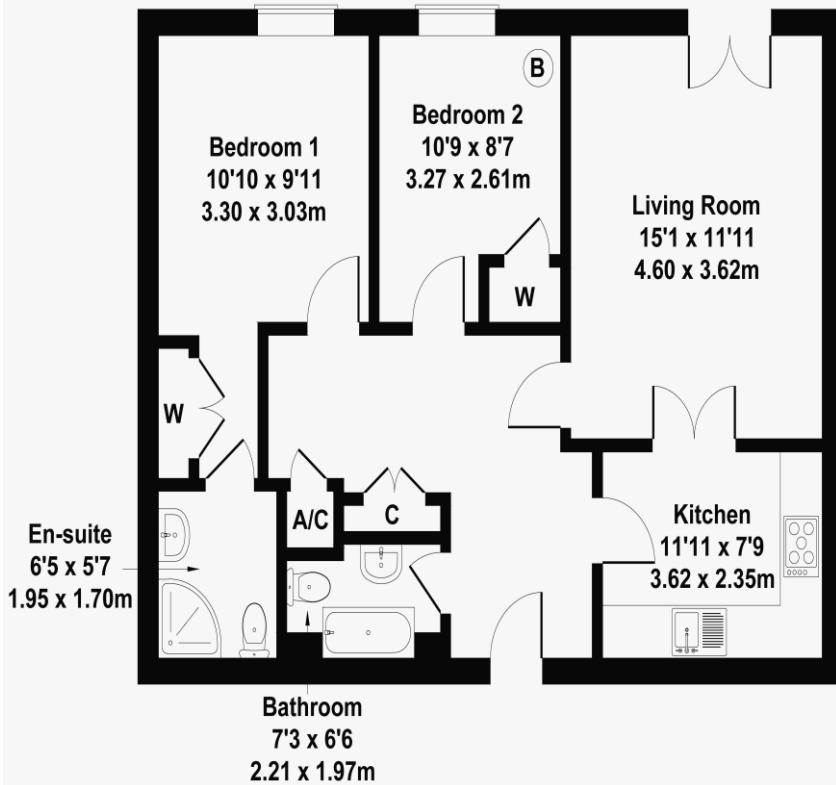
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



FLOORPLAN

Boundary Point

Approximate Gross Internal Area
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024
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