



FIRST FLOOR TWO DOUBLE BEDROOM FLAT WITH A BALCONY *20' 2" x 11' 6" (6.14m x 3.5m) LIVING ROOM WITH BALCONY ACCESS * MODERN WHITE KITCHEN* *9' 8" x 16' 1" (2.95m x 4.9m) BEDROOM ONE WITH WARDROBES & EN-SUITE* *11' 4" x 8' 7" (3.45m x 2.61m) BEDROOM TWO WITH ACCESS TO THE BALCONY*
GREAT LOCATION FOR THE COMMUTER BY ROAD OR RAIL!

A LARGE MODERN TWO DOUBLE BEDROOM FIRST FLOOR FLAT set in a prestigious block within a quarter of a mile of Caterham Valley Town Centre and Railway Station. There is a spacious Living Room with access to a Balcony, an En-suite Bathroom to the main Bedroom and a separate Shower Room. The Kitchen has a range of built in appliances. A Lift services all floors accessed in the Communal Hallway. Outside there is an allocated parking space within a gated 'Underground' parking area. **NO ONWARD CHAIN!**

Surrey Hills Court, Godstone Road, Caterham, Surrey CR3 6RZ
ASKING PRICE: £329,500 LEASEHOLD with a SHARE OF FREEHOLD



DIRECTIONS

From Caterham Valley, with Caterham train station on your left, turn right at the roundabout onto the Godstone Road towards the Caterham Bypass. Surrey Hills Court is on the left hand side just past Crescent Road.

LOCATION

Ideally located within a quarter of a mile of the town centre shops, railway station, restaurants and amenities. Caterham also has several open park land areas at White Knobs Park located along the Godstone Road and Manor Park at the other end of the Croydon Road along Burntwood Lane.

Caterham railway station has a service into Croydon and Central London and is an end of line station so you will always get a seat in the morning! The M25 motorway can be accessed at nearby Godstone, junction 6 which is approximately 2 miles away along the A22 Caterham Bypass.

Caterham has a good selection of Schools and Nurseries, the closest being St Johns Infant and Junior School in Markfield Road with half a mile of the property.

A GREAT TOWN CENTRE LOCATION STILL WITHIN EASY REACH OF OPEN SPACES AND COUNTRYSIDE

ACCOMMODATION

COMMUNAL HALLWAY

Secure entry to the hallway. Lift service to all the floors, carpeted and automatic lit hallway.

ENTRANCE HALL

L' shaped hall with wood effect flooring, security entry phone system, built in wardrobe/storage cupboard, built in airing cupboard, cupboard with the gas central heating boiler.

LIVING ROOM 20' 2" x 11' 6" (6.14m x 3.5m)

2 x double glazed windows to the front and a double glazed door to the balcony. TV Point, wood effect flooring, open plan to:-

KITCHEN 6' 8" x 11' 5" (2.04m x 3.48m)

Modern fitted kitchen in white with wall and base units and matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboard under. Built in electric oven, microwave, 4 ring gas hob and extractor fan, integral fridge/freezer, dishwasher, washer/dryer, tiled surrounds and wood effect flooring.

BEDROOM 1 9' 8" x 16' 1" (2.95m x 4.9m)

Double glazed window and inward opening French doors to the Juliet balcony, 2 x built in wardrobes, wood effect flooring, door to :-

ENSUITE BATHROOM 6' 3" x 6' 11" (1.9m x 2.10m)

Enclosed with a white modern suite, shower style panelled bath, vanity wash hand basin and a low flush WC, tiled surrounds and heated towel rail.

BEDROOM 2 11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed French doors to the balcony.

SHOWER ROOM 5' 9" x 5' 7" (1.75m x 1.69m)

Large shower room with an enclosed shower cubicle, vanity wash hand basin and low flush WC, tiled surrounds and heated towel rail.

OUTSIDE

UNDERGROUND SECURE PARKING

Accessed via a remote gated entry off Longsdon Way.



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/8/2005 (SHARE OF FREEHOLD)


MAINTENANCE: £160.00 pcm

GROUND RENT: NIL

COUNCIL TAX BAND: BAND - E (£2,738.32 pa)
Tandridge Council.

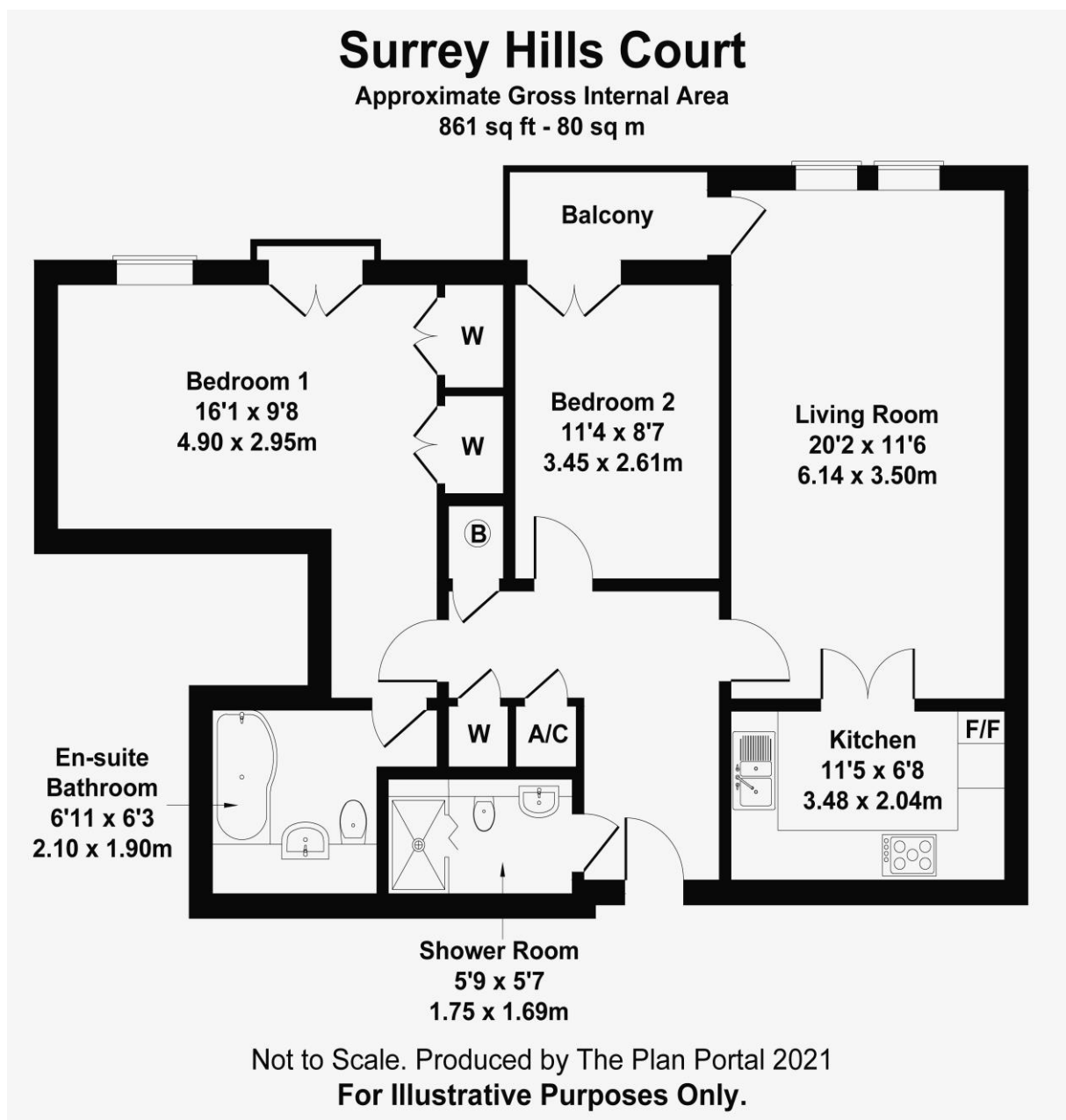
30/3/2023

ENERGY PERFORMANCE CERTIFICATE (EPC)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 85 | 85 |
| (69-80) | C | | |
| (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



DATA PROTECTION ACT 1998

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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.

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