



A TWO DOUBLE BEDROOM SECOND FLOOR FLAT - CONVENIENT LOCATION !

16' 4" x 11' 11" (4.99m x 3.63m) LIVING ROOM WITH REAR FACING BALCONY

9' 11" x 9' 0" (3.01m x 2.74m) KITCHEN, BATHROOM WITH SEPARATE WC

EXTENDED LEASE 220 YEARS FROM 1/10/1980, NIL GROUND RENT ! * *WITHIN HALF A MILE OF CATERHAM TOWN CENTRE AND RAILWAY STATION* *IDEAL FIRST TIME/INVESTMENT PURCHASE, NO ONWARD CHAIN !

A LARGE TOP FLOOR TWO DOUBLE BEDROOM FLAT ideally located with a quarter of a mile of Caterham Town Centre and Railway Station. The flat offer great size accommodation with a large Living Room with a rear facing Balcony, an Inner Hallway with access to both Bedrooms, Bathroom and a separate WC. There is a large Communal Garden and un-allocated Residents Parking.

AN IDEAL FIRST TIME/INVESTMENT PURCHASE, NO ONWARD CHAIN!

Elizabeth House, Godstone Road, Caterham, Surrey CR3 6RF
Asking Price: £260,000 Leasehold



DIRECTIONS

From Caterham Valley town centre proceed along the Godstone Road towards the Caterham Bypass, Elizabeth House is on the right handside before Tupwood Lane, the block is directly in front of you as you proceed along the driveway.

LOCATION

Centrally 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.

**A TOWN CENTRE LOCATION
YET WITHIN EASY REACH OF OPEN SPACES**

ACCOMMODATION

COMMUNAL HALLWAY

Return staircase to the top floor landing.

ENTRANCE HALLWAY

Composite fireproof front door to the hallway, panelled glazed doors to the Kitchen and Living Room, electric meter and fusebox cupboard.

LIVING ROOM 16' 4" x 11' 11" (4.99m x 3.63m)

Double glazed window to rear and a further double glazed window and door to a rear facing Balcony overlooking the Communal Garden. Coved ceiling, feature tiled fireplace, TV point and two radiators.

KITCHEN 9' 11" x 9' 0" (3.01m x 2.74m)

Double glazed window to front, range of Beech effect wall and base units with matching worktops, integral electric oven and grill with a four ring electric hob with

an extractor fan above. One and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Tiled surrounds, wall mounted gas fired combination boiler. Space and plumbing for a washing machine, recess for a fridge/freezer and space for other appliances if required.

INNER HALLWAY

Access to both Bedrooms, Bathroom and separate WC. Built in storage cupboard.

BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to rear, two built in single wardrobes, coved ceiling and double radiator.

BEDROOM TWO 11' 11" x 8' 11" (3.62m x 2.71m)

Double glazed window to front, coved ceiling and double radiator.

BATHROOM 5' 6" plus door recess x 5' 5" (1.67m plus door recess x 1.66m)

Double glazed frosted window to front, white suite comprising of a panelled bath with a shower fitment, vanity wash hand basin, heated towel rail / radiator, tiled surrounds.

SEPARATE WC

Double glazed frosted window to front, dado rail surround, high flush WC, radiator/heated towel rail.

OUTSIDE

COMMUNAL GARDENS & STORAGE SHED

The gardens extend to all sides and are mainly laid to lawn an array of herbaceous bushes and plants. There is an outside storage shed to the north side of the block with the number 10 on the door.

RESIDENTS PARKING

Parking for residents is allowed along the driveway and to the side of the block. The parking is not allocated.



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 220 Years from the 1/10/1980

MAINTENANCE: This can vary and is paid in arrears, includes Building Insurance, on average around **£600.00 pa.**

GROUND RENT: NIL FREEHOLDERS: Tandridge Council

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>.

12/7/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

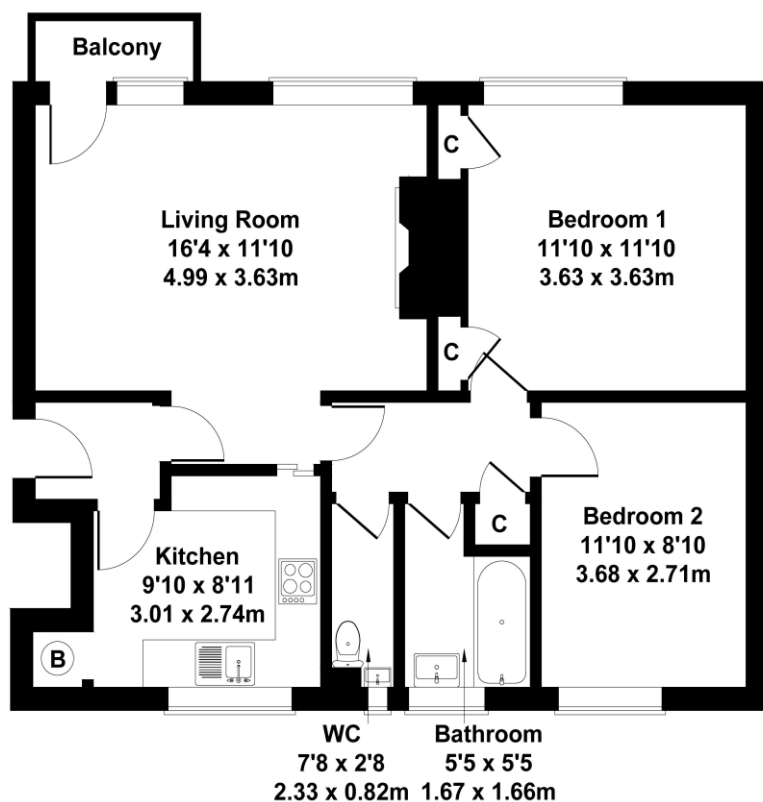
Ordered 12/7/2024



FLOORPLAN

Elizabeth House

Approximate Gross Internal Area
732 sq ft - 68 sq m



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

DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk