



LARGE GROUND FLOOR APARTMENT - TWO DOUBLE BEDROOMS

18' 1" into half bay window narrowing to 16' 0" x 14' 6" (5.50m narrowing to 4.77m x 4.42m) LIVING ROOM

STUNNING KITCHEN WITH BOSCH APPLIANCES 11' 3" x 9' 0" (3.44m x 2.75m)

***AIR SOURCE HEAT PUMP PROVIDES UNDERFLOOR HEATING* *BEDROOM ONE WITH EN-SUITE SHOWER AND WALK-IN WARDROBE* *QUALITY BUILD AND WELL MANAGED - VIEWING RECOMMENDED! ***

A LARGE AND MODERN TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT located within a block of 14 two Bedroom properties benefitting from secure allocated Residents Parking behind electric gates. The Apartment has a large double aspect Living Room with a half bay window and serving access to the Kitchen which is full of BOSCH built-in appliances. Both double Bedrooms have built in wardrobes, Bedroom One has a large walk-in wardrobe with lots of hanging and shelf space as well as a modern En-suite Shower Room. Ideally located for local shops along Chaldon Road and Caterham High Street. **This is a well-managed Development in a convenient location, NO ONWARD CHAIN !**

Flat Clifton Place, 110, Chaldon Road, Caterham, Surrey CR3 5PH

Asking Price: £340,000 Leasehold with a Share of Freehold



DIRECTIONS

From Caterham on the Hill High Street proceed to the mini roundabout and turn left into Chaldon Road. At the junction of the next roundabout Clifton Place is on the right hand side, turn right into Coulsdon Road and then right towards the electric gates, immediately on the right hand side there are two visitor parking spaces before the gates.

LOCATION

The Apartment is within a quarter of a mile of local shops in Chaldon Road and the High Street and a Tesco Supermarket at The Village along Coulsdon Road.

Caterham Valley has a wider range of shops including two Supermarkets, Caterham Railway Station with services into London, restaurants and pubs. The car commuter can benefit from the close proximity of the M25 at Godstone which is approximately three miles away.

Wide open spaces for walking in woodland and greenbelt countryside can be found in the adjacent village of Chaldon and the North Downs. There is also a fine Golf Course within a mile of the Apartment in Rook Lane, Chaldon and De Stafford Sports Centre in Burntwood Lane, Caterham.

A CONVENIENT LOCATION FOR BOTH THE TOWN AND COUNTRYSIDE

CONSTRUCTION & SPECIFICATION

The building is covered by a L.A.B.C 10-year Warranty and is built using brick and block construction with concrete floors, so good sound insulation. The heating system is a 'Nu-heat 'wet' underfloor heating system to all rooms with individual room thermostats heated by a Nibe Air Source Heat Pump.

There is oak - veneer doors throughout and UPVC double glazed windows. The Kitchen is fitted with Stoneham wall and base units with fitted BOSCH appliances and has a 1.5 bowl Franke stainless steel sink unit.

The En-suite and Bathroom are fully tiled with ceramic tiled flooring,

Outside there is a secure Gated Residents Parking Area, separate Bin Store and Cycle Store as well as well tended Communal Gardens to three sides.

ACCOMMODATION

COMMUNAL HALLWAY

There is a Security Entry Phone system and a useful mailbox for each Apartment just outside the Communal Entrance Hall door. The hallway is fully carpeted throughout.

ENTRANCE HALLWAY

Inviting Entrance Hallway with access to all rooms, a coved ceiling, security entry phone, telephone point, and wood effect flooring throughout. Large built in double size cloaks cupboard and a separate double size Airing Cupboard with a hot water tank and the Air Source Heat Pump equipment.

LIVING ROOM 18' 1" into half bay window narrowing to 16' 0" x 14' 6" (5.50m narrowing to 4.77m x 4.42m) Impressively large and bright Living Room with double glazed window to the half bay and front aspect. Coved ceiling, TV/FM/DAB point and telephone point, room heating thermostat.

KITCHEN 11' 3" x 9' 0" (3.44m x 2.75m)

Stunning Kitchen with 'Stoneham' wall and base units with built in BOSCH appliances which includes a slimline Dishwasher, Washer/Dryer, Fridge/Freezer, electric double oven and a 4 ring 'induction' electric hob. Quartz worktops with a one and a half bowl 'Franke' stainless steel sink unit, two sets of spotlights to the ceiling and under wall unit lights. Ceramic tiled flooring with underfloor heating. Rectangular viewing window (not glazed) to the Living Room.

BEDROOM ONE 13' 0" x 9' 3" (3.96m x 2.83m)

Double glazed window to the front, coved ceiling, TV/FM/DAB point, room heating thermostat, door to



the Walk-in Wardrobe, separate door to En-suite Shower Room.

WALK-IN WARDROBE 6' 0" x 5' 2" (1.83m x 1.57m)
Enclosed room with double hanging space with two sets of vertical shelves with shelving space above to all sides.

EN-SUITE SHOWER ROOM 7' 9" x 5' 1" (2.37m x 1.54m)

Double glazed frosted window to the side, modern fully tiled Shower Room with a corner shower cubicle with a mixer shower fitment, pedestal wash hand basin and a low flush WC. Tiled flooring with underfloor heating, extractor fan and covered ceiling.

BEDROOM TWO 11' 1" x 9' 0" (3.37m x 2.75m)
Double glazed windows to the front and side, coved ceiling and TV /DAB/FM point, unfloor heating thermostat and built-in double wardrobe.

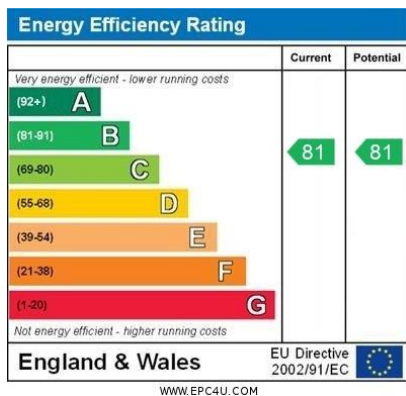
BATHROOM 7' 0" x 5' 7" (2.13m x 1.71m)
Modern fully tiled white suite comprising of a panelled bath with a hand held shower fitment, pedestal wash hand basin and a low flush WC. Tiled flooring with underfloor heating, extractor fan and inset spotlighting.

OUTSIDE

COMMUNAL GARDENS

The gardens extends to three sides with well tended lawns with flowerbed borders and paths to the main access door and Residents Parking Area. Within the Development there is a Bin Store and a Cycle Store.

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



RESIDENTS PARKING

The Residents Parking is behind electric gates via Coulsdon Road, there is an allocated parking space and visitor spaces.

LEASEHOLD INFORMATION

LEASE TERM: 125 Years from 25/3/2017

MAINTENANCE: £165.00 pcm - includes Management Company Charge and Building Insurance

GROUND RENT: NIL

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-2024-2025>.

23/7/2024





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