



TWO DOUBLE BEDROOMS & TWO EN-SUITE BATHROOMS

17' 10" x 14' 11" (5.44m x 4.54m) LIVING ROOM

14' 0" x 7' 8" (4.27m x 2.34m) KITCHEN WITH SPACE FOR A TABLE

14' 7" plus door recess x 10' 1" (4.45m plus door recess x 3.07m) BEDROOM ONE* *12' 11" x 10' 11" (3.93m x 3.32m) BEDROOM TWO* *UNDERFLOOR GAS FIRED HEATING WITH INDIVIDUAL ROOM THERMOSTATS

INVESTMENT BUYERS ONLY. This is a large TWO DOUBLE BEDROOM FIRST FLOOR purpose built apartment set in a quiet location within a quarter of a mile of Caterham Town Centre and Railway Station. The block has a **LIFT SERVICE to all floors**, allocated and visitor parking and a private Communal Garden. The property has TWO EN-SUITE BATHROOMS, a large Living Room and a Fitted Kitchen.
A GREAT INVESTMENT PURCHASE DUE TO IT'S SIZE AND LOCATION!

Churchview Close, off Crescent Road, Caterham, Surrey CR3 6EZ
Guide Price: £340,000 to £350,000 Leasehold



DRAFT DETAILS – AWAITING VENDORS APPROVAL- 3/8/2024
CURRENT TENANCY TERMS

There is a Tenant living at the property who wishes to remain. The rental is at **£1750.00 pcm** which represents an annual income of **£21,000 pa.**

DIRECTIONS

From Caterham Valley Town Centre proceed along Godstone Road towards the A22 Caterham Bypass, take the first left into Crescent Road, Churchview Close is the first turning on the right-hand side, bear right in the close to find the parking area and block of apartments.

LOCATION

Centrally located within a few hundred yards 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 ENTRANCE HALLWAY

Fully carpeted with a staircase and a Lift to all floors, Security Entryphone System.

ENTRANCE HALLWAY

Security Entryphone, coved ceiling with inset spotlights, built in Airing Cupboard with shelving and a **MEGAFLOW** hot water tank, separate Cloaks Cupboard.

CLOAKROOM

Modern white suite comprising of a wash hand basin and a low flush WC, tiled walls and flooring, extractor fan and a ladder style heated towel rail.

LIVING ROOM 17' 10" x 14' 11" (5.44m x 4.54m)

Double glazed window to the side and three double glazed windows to the rear with inward opening double doors to a Juliette Balcony overlooking the Communal Garden. Coved ceiling with inset spotlights, TV point.

KITCHEN 14' 0" x 7' 8" (4.27m x 2.34m)

Double glazed window to the rear, range of white wall and base units with complementary worktops incorporating a **FRANKE** one and a half bowl sink unit with mixer taps and cupboards below. Built in four ring Gas Hob with an extractor fan above, built in Electric Oven and Grill, Dishwasher, Washing Machine and Fridge / Freezer. Tiled wall surrounds and tiled flooring, coved ceiling with inset spotlights. Wall mounted gas fired **VIESMANN** boiler set within a wall unit.

BEDROOM ONE 14' 7" plus door recess x 10' 1" (4.45m plus door recess x 3.07m)

Double glazed window to the front, coved ceiling, wall of built in wardrobes with mirror fronted doors. door to:

EN-SUITE BATHROOM 9' 2" x 7' 5" (2.79m x 2.27m)

Double glazed window to the side, modern white suite comprising of a panelled bath with a mixer tap and separate shower fitment, pedestal wash hand basin and a low flush WC. Coved ceiling and tiled surrounds, inset spotlights and heated towel rail.

BEDROOM TWO 12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed window to the side, coved ceiling, built in wardrobes with sliding doors, TV point, door to:

EN-SUITE BATHROOM 7' 0" x 5' 6" (2.13m x 1.67m)

Double glazed frosted window to the side, white suite comprising of a panelled bath with a mixer tap and



shower attachment, vanity wash hand basin and a low flush WC. Tiled walls and flooring.

OUTSIDE

PARKING

To the front of the block there is a large parking area with an allocated parking space, a visitor space and two disabled vehicle spaces. There is also an outside tap and outside lights plus a bin storage enclosure.

COMMUNAL GARDENS

The Communal Gardens extend to the rear and both sides of the block. They are mainly laid to lawn and enclosed to all sides.

LEASEHOLD INFORMATION

LEASE TERM: 125 years from 1/1/2017.

MAINTENANCE: £1800.00 pa


GROUND RENT: NIL

COUNCIL TAX: The current Council Tax Band is 'E', 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>

2/8/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

WWW.EPC4U.COM

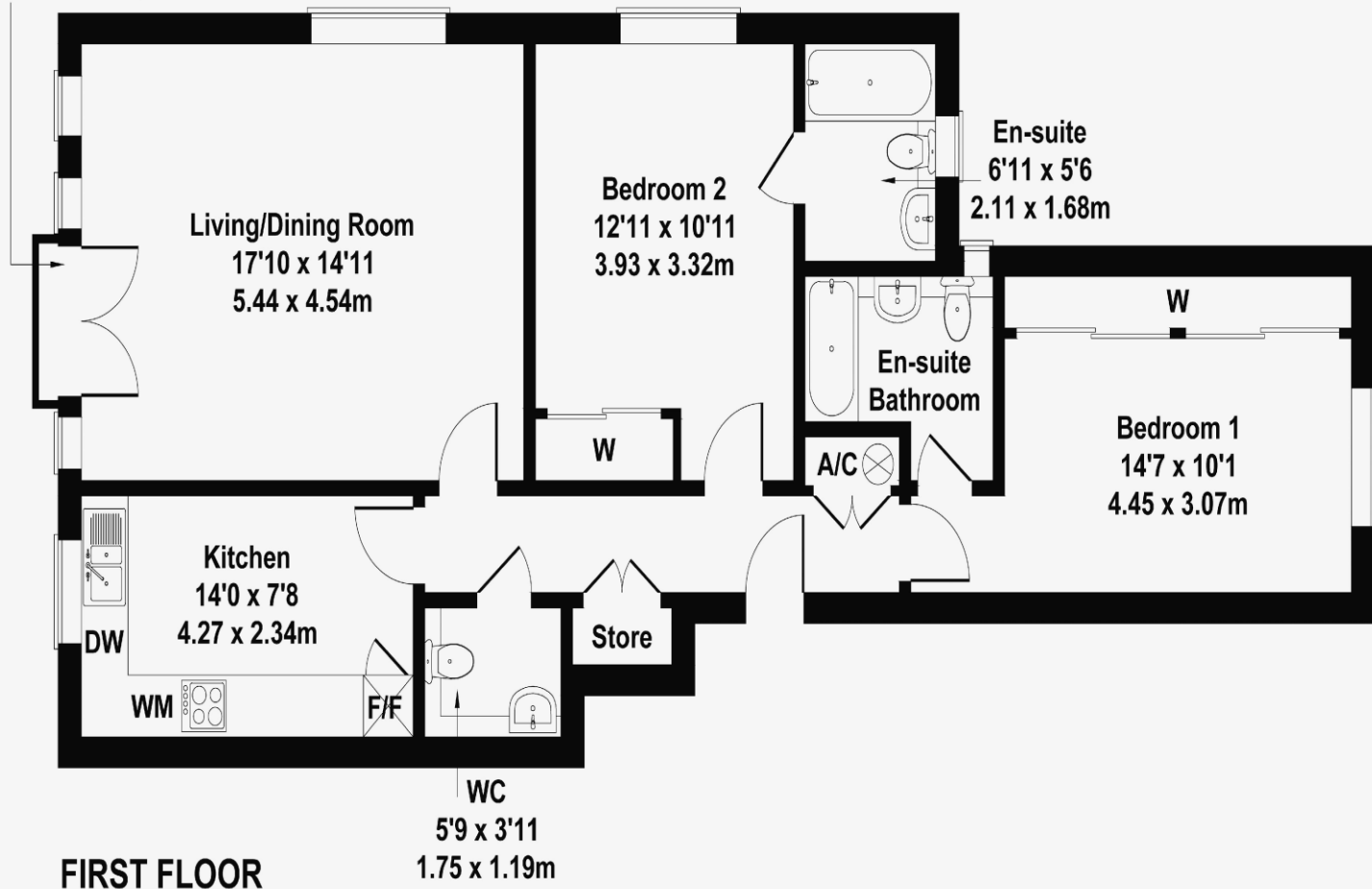


FLOORPLAN

Churchview Close

Approximate Gross Internal Area
915 sq ft - 85 sq m

Juliet Balcony



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

DATA PROTECTION ACT 1998

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