



**\*A LARGE ONE BEDROOM PURPOSE BUILT APARTMENT\* \*17' 11" x 10' 6" (5.46m x 3.20m) LIVING ROOM\***  
**\*MODERN KITCHEN FULL OF APPLIANCES\* \*GREAT SIZE DOUBLE BEDROOM WITH A BUILT IN DOUBLE WARDROBE\***  
**\*LIFT SERVICE TO ALL FLOORS, SECURE GATED DEVELOPMENT IDEAL LOCATION, STUNNING APARTMENT IN A WELL MAINTAINED DEVELOPMENT\***

**A LARGE REAR FACING FIRST FLOOR MODERN APARTMENT** set within a secure Gated Development, immaculately presented throughout and ideally located in Caterham Valley for access for local shops, Supermarkets, Caterham Railway Station and bus services. There is a great size Reception Hallway leading to a large Living Room with views to the rear. The Kitchen has built-in appliances throughout and the Double Bedroom has a built-in double wardrobe. The Bathroom has a white suite with concealed spot lighting.  
**A STUNNING APARTMENT IN A POPULAR LOCATION!**

**Ashton Court, 135 Croydon Road, Caterham, Surrey CR3 6PW**  
**ASKING PRICE: £245,000 LEASEHOLD**



### **DIRECTIONS**

From the roundabout in Caterham Valley Town Centre, proceed along Croydon Road past all of the shops, Ashton Court is on the left-hand side approximately half a mile from the Town Centre.

### **LOCATION**

Located within half a mile of the town centre this is an ideal location for the commuter into London and for the local shops, amenities and a choice of two supermarkets.

Caterham Station has a regular train service into Croydon and Central London, there is also a regular bus service into Croydon and beyond as well as south towards East Grinstead. The M25 motorway junction 6 at Godstone is approximately 2.5 miles away.

The area also has a good selection of restaurants and pubs, the greenbelt countryside at Godstone and Chaldon are within 2 - 3 miles of the property.

**A GREAT LOCATION ACCESSIBLE TO  
THE TOWN AND COUNTRYSIDE!**

### **ACCOMMODATION**

#### **COMMUNAL ENTRANCE HALLWAY**

Fully carpeted Communal Hallway and a lift service to all floors plus a carpeted return staircase to all levels. There is a security entry-phone/video for access to the Development and Communal Hallway.

**L'SHAPED ENTRANCE HALLWAY** 16' 10" x 4' 11" (5.12m x 1.50m) extending to 10' 0" (3.06m) on L'shape Coved ceiling with inset spotlights, wood flooring throughout. security video entry phone, useful storage cupboard with shelving and power point, heating thermostat, telephone point and double radiator.

**LIVING ROOM** 17' 11" x 10' 6" (5.46m x 3.20m) Double glazed windows and two separate inward opening doors to the 'Juliet Balcony'. Coved ceiling with inset spotlights, wood flooring throughout. TV point and double radiator.

**KITCHEN** 9' 0" x 7' 10" (2.75m x 2.40m) Modern fitted Kitchen with a range of wall and base units with complimentary worktops, single bowl stainless steel sink unit with a mixer tap and cupboards below. Built-in **AEG** four ring gas hob with an extractor fan above and an **AEG** electric oven and grill below. Integral **Electrolux** Fridge/Freezer, slimline Dishwasher and Washer/Dryer. Wall mounted gas fired central heating combination boiler set within a wall cupboard. Walk-in Larder/cupboard, 5' 2" x 2' 7" (1.57m x 0.80m), with shelving and automatic light.

**DOUBLE BEDROOM** 15' 6" x 8' 11" (4.73m x 2.71m) Double glazed window to the rear, coved ceiling and inset spotlights, large built-in double wardrobe, TV point, telephone point and double radiator.

**BATHROOM** 7' 11" x 6' 2" (2.41m x 1.88m) Great size Bathroom with a white suite comprising of a panelled bath with a mixer tap and shower attachment plus shower screen, vanity wash hand basin and a low flush WC. There is a fitted mirror above further vanity cupboards/ The walls and floor are tiled, heated towel rail/radiator, extractor fan.

### **OUTSIDE**

#### **COMMUNAL GARDENS**

There is an area of Communal Gardens to the rear which are mainly laid to lawn with some herbaceous borders.

#### **ALLOCATED PARKING**

To the rear of the block there is an area for parking with an allocated parking space. This is accessed via a secure gated entrance.

#### **LEASEHOLD INFORMATION**

**LEASE TERM:** 150 years from 1/1/2008

**MAINTENANCE/SERVICE CHARGE:** £476.00 per quarter year

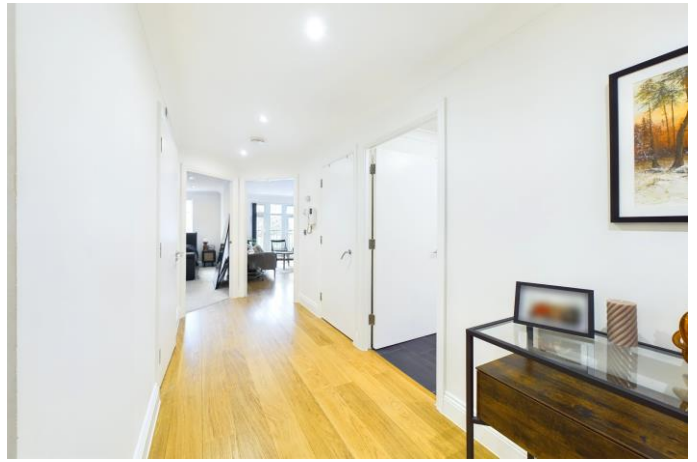
**GROUND RENT:** £160.00 pa



**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](https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025)

9/8/2024



**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

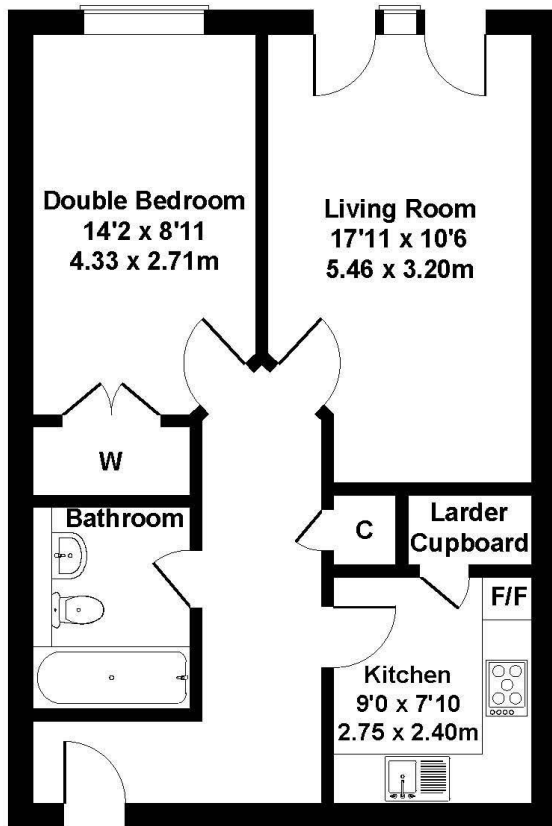
WWW.EPC4U.COM



## FLOORPLAN

# ASHTON COURT

Approximate Gross Internal Area  
614 sq ft - 57 sq m



### FIRST FLOOR

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



#### DATA PROTECTION ACT 1998

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