



- *FIRST FLOOR FLAT, TOWN CENTRE LOCATION* *14' 2" x 12' 6" (4.31m x 3.81m) LIVING ROOM***
- *10' 10" x 8' 4" (3.30m x 2.54m) BEDROOM & FULL BATHROOM***
- *KITCHENETTE OFF THE LIVING ROOM***
- *UN-ALLOCATED PARKING SPACE TO THE REAR* ***NO ONWARD CHAIN!*****

A FIRST FLOOR ONE BEDROOM flat centrally located in Caterham Valley almost opposite the railway station, so ideal for a commuter into Croydon/London. Great location for shops, restaurants and access to the M25 at Junction 6, Godstone. There is an off road parking space to the rear of the building. **AN AFFORDABLE FIRST TIME PURCHASE/INVESTMENT, NO ONWARD CHAIN!**

Wren House, Harestone Valley Road, Caterham, Surrey CR3 6HB
ASKING PRICE: £189,950 LEASEHOLD



DIRECTIONS

From Caterham on the Hill proceed down Church Hill into Caterham Valley. At the mini roundabout turn right into Harestone Valley Road, Wren House is immediately on the left handside, the blue front door next to Hamptons Estate Agents, leads to the communal hallway and stairs to the first floor.

LOCATION

Centrally located within the town centre which has a great selection of shops, a 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

There is a security entry phone system for access to the Communal Hallway which is carpeted with a return stair case to the first floor..

ENTRANCE HALLWAY

Built in airing cupboard with a hot water tank, built in cloaks cupboard, doors to the bathroom and to the Inner Hallway.

BATHROOM 5' 9" x 5' 2" (1.75m x 1.57m)

White suite comprising of a panelled bath with an electric TRITON shower fitment, pedestal wash hand basin and a low flush WC. tiled surrounds and a high level storage cupboard, extractor fan.

INNER HALLWAY 8' 4" x 3' 4" (2.54m x 1.02m)

Security entry phone, folding door to the Bedroom and open planned to the Living Room.

LIVING ROOM 14' 2" x 12' 6" (4.31m x 3.81m)

Large double glazed bay window to front, TV point, double doors to the kitchenette.

KITCHENETTE 5' 8" x 3' 6" (1.73m x 1.07m)

Window to the front, wall and base units with worktops, tiled surrounds, electric oven and grill. Space and plumbing for a washing machine and space for an under counter fridge, single bowl sink unit with a mixer tap and cupboards under.

BEDROOM 10' 10" x 8' 4" (3.30m x 2.54m)

Enclosed bedroom with three high level windows to the Living Room.

OUTSIDE

PARKING

There is an un-allocated parking space to the rear of the main building accessed from Harestone Valley Road via a shared driveway next to Soper Hall.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 Years from 4th January 2017

SERVICE CHARGES: £1440.00 pa

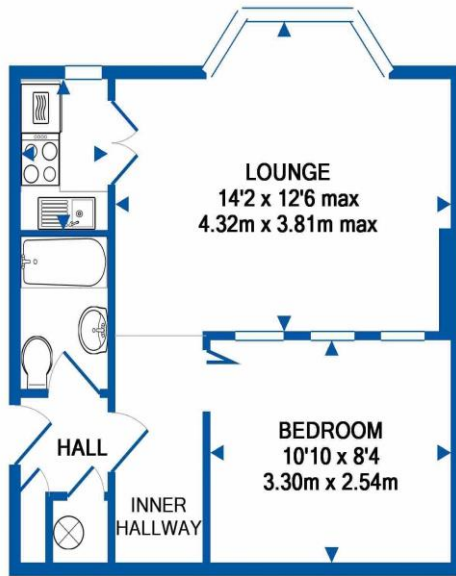
GROUND RENT: £150.00 pa

The current Council Tax Band is 'B', 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>

7/9/2024



FLOORPLAN



TOTAL APPROX. FLOOR AREA 346 SQ.FT. (32.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



DATA PROTECTION ACT 1998

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