



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: £180,000 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

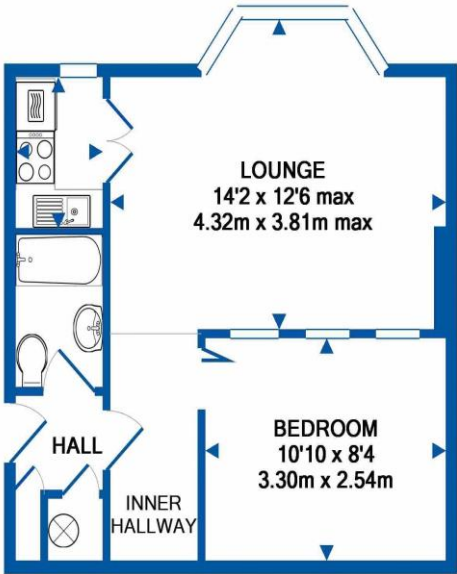
GROUND RENT: £150.00 pa

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

7/9/2024



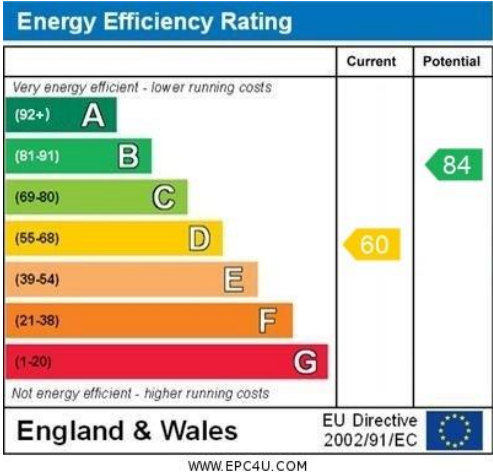
FLOORPLAN



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
Made with Metropix ©2017

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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