



**\*FIRST FLOOR TWO DOUBLE BEDROOM PURPOSE BUILT FLAT\* \*11' 8" x 15' 9" (3.55m x 4.79m) LIVING ROOM & SEPARATE KITCHEN\* \*BOTH BEDROOMS HAVE BUILT IN WARDOBES\* \*DOUBLE GLAZED THROUGHOUT, REQUIRES SOME UPDATING\* \*RESIDENTS PARKING & GARAGE, COMMUNAL GARDENS\*  
**\*LONG LEASE - 999 YEARS FROM 25/7/1962!****

**A FIRST FLOOR TWO DOUBLE BEDROOM PURPOSE BUILT FLAT** located within a quarter of a mile of Caterham Town Centre and Railway Station. The flat does require some **UPDATING**, it is double glazed throughout with electric heating. There is a modern style Kitchen and white Bathroom Suite as well as double fitted wardrobes to both Bedrooms. From the Living Room and Bedroom One there are stunning views over Harestone Valley and beyond. Outside there are also extensive Communal Gardens with steps leading to the Garage Block.  
**NO ONWARD CHAIN!**

**Mountside, Church Hill, Caterham, Surrey CR3 6SA**  
**ASKING PRICE: £225,000 LEASEHOLD**



#### **KITCHEN** 8' 10" x 7' 7" (2.68m x 2.32m)

Double glazed window to the front, range of modern wall and base units with complimentary worktops and splashbacks, one and a half bowl sink unit with a mixer tap. Built in four ring electric hob and an electric oven and microwave above, space for a fridge/freezer, wood effect flooring.

#### **BEDROOM ONE** 11' 9" x 11' 6" (3.58m x 3.50m)

Double glazed window to the rear with views over Harestone Valley, built in double wardrobe with locker space above, electric storage heater.

#### **BEDROOM TWO** 8' 8" x 11' 9" (2.63m x 3.59m)

Double glazed window to the front, two built in double wardrobes.

#### **BATHROOM** 5' 9" x 7' 10" (1.75m x 2.39m)

Double glazed frosted window to the front. Modern white style suite comprising of a panelled bath with a mixer tap and a wall mounted electric Triton shower fitment and fitted shower screen, pedestal wash hand basin with a fitted wall mirror above and a low flush WC. Tiled walls and flooring, wall mounted electric heated towel rail/radiator.

#### **UTILITY ROOM (LOCATED OFF THE COMMUNAL HALL)**

Double glazed window to the front, power and light. Space and plumbing for a washing machine and space above for a tumble dryer.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

To the rear of the block there is a lawn area with views over Harestone Valley. A laid to lawn path leads to a large lawn area with concrete steps leading down to the Garage Block. This area of Garden is bordered by high trees and bushes, a private and secluded area.



#### **DIRECTIONS**

From Caterham on the Hill High Street proceed along Church Road and on into Church Hill. the driveway to Mountside is approximately halfway down the hill on the right hand side. The flat is within the block on the left hand side.

#### **LOCATION**

This is an ideal location for the commuter being only approximately a quarter of a mile from Caterham Railway Station which has a regular service into Croydon and Central London. Also the flat is within walking distance of all the local shops, supermarkets, pubs and restaurants in Caterham Valley.

There are local countryside walks in Harestone Valley and nearby Godstone and a regular bus service from Caterham towards Croydon and in the opposite direction to Godstone and beyond travelling south. The M25 motorway Junction 6 is just a few minutes drive away with Gatwick Airport within half an hour via the M23. There is a good selection of Schools from Nursery to Secondary within Caterham.

**A GREAT PLACE TO LIVE WITH ACCESS TO THE TOWN AND SURROUNDING COUNTRYSIDE!**

#### **ACCOMMODATION**

#### **COMMUNAL HALLWAY**

Return staircase to the first floor landing. The electric fuse box for the flat is located on the wall to the right hand side of the front door.

#### **ENTRANCE HALLWAY** 19' 3" x 2' 11" (5.86m x .90m)

Good size Entrance Hall with an Airing Cupboard housing a hot water and separate cold water tank, telephone point and electric storage heater.

#### **LIVING ROOM** 11' 8" x 15' 9" (3.55m x 4.79m)

Large wall of double glazed windows with views over Harestone Valley, wood block flooring throughout, storage heater.



## GARAGE

There is a single Garage (number 6) en-bloc with access via a driveway from Harestone Valley Road.

## LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 999 years from 25/7/1962

**MAINTENANCE/SERVICE CHARGE:** £1,280.00 pa, payable in two equal instalments every 6 months.

**GROUND RENT:** £10 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>

**20/9/2024**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

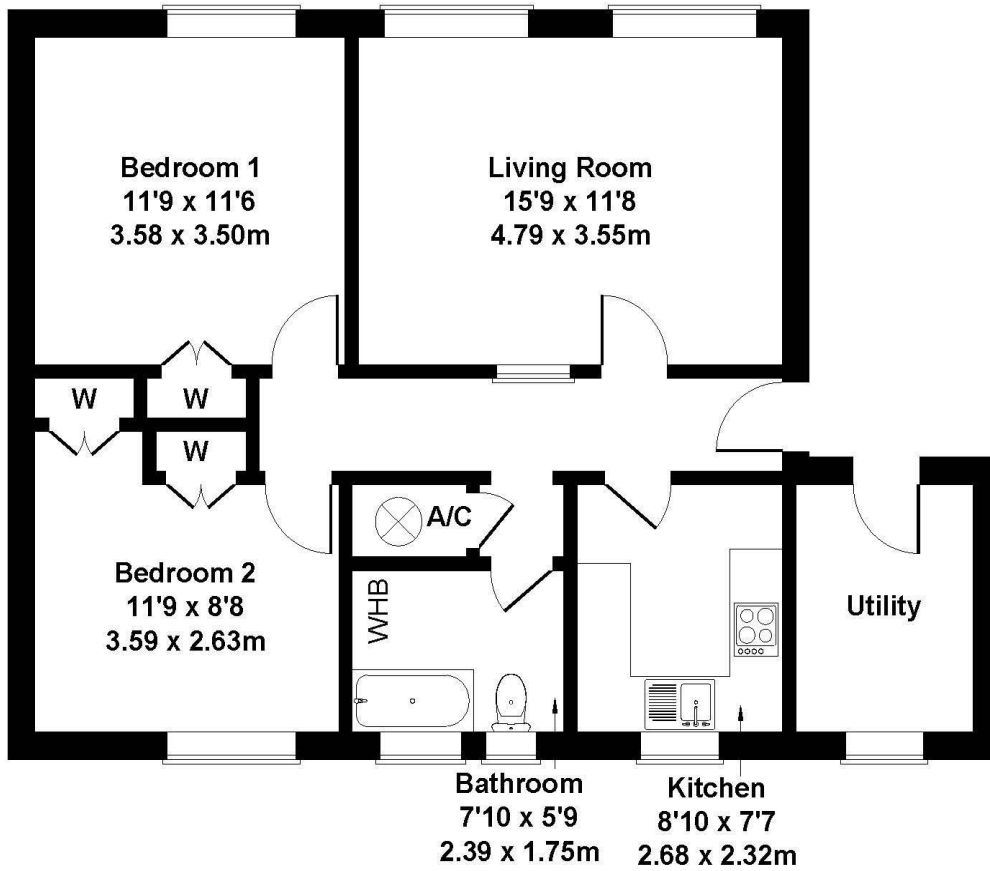
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**FLOORPLAN**

# Mountside, Church Hill

Approximate Gross Internal Area  
742 sq ft - 69 sq m



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



#### **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](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**