



- *GROUND FLOOR TWO BEDROOM MAISONETTE* *13' 3" x 10' 10" (4.03m x 3.29m) LIVING ROOM*
- *SEPARATE KITCHEN WITH ACCESS TO THE BATHROOM*
- *DOUBLE GLAZED & GAS CENTRAL HEATING WITH COMBINATION BOILER*
- *FRONT GARDEN AND OWN PATIO AND SECTION OF REAR GARDEN*
- *EXTENDED LEASE UPON EXCHANGE OF CONTRACTS & COMPLETION!*

A GROUND FLOOR TWO BEDROOM MAISONETTE with a private Patio and own section of rear garden.
 The property is conveniently located for within a quarter of a mile of local shops along
 Coulsdon Road which includes a Tesco Supermarket.
AN IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY, NO ONWARD CHAIN!

Banstead Road, Caterham on the Hill, Surrey CR3 5QN
ASKING PRICE: £270,000 LEASEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Town End, at the staggered junction turn left into Banstead Road, the property is on the left hand side approximately halfway down Banstead Road.

LOCATION

The maisonette is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butcher, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6.

Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property.

Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

**A GREAT AREA TO LIVE
CLOSE TO TOWN AND COUNTRYSIDE.**

ACCOMMODATION

COMMUNAL ENTRANCE PORCH

Fully enclosed with access to the ground and first floor Maisonettes.

L'SHAPED HALLWAY

Part panelled and glazed front door, large under stairs storage cupboard, wood block flooring. double radiator.

LIVING ROOM 13' 3" x 10' 10" (4.03m x 3.29m)

Two double glazed windows and a double glazed door to the rear patio, corner cupboard with a wall mounted IDEAL gas fired Combination Boiler, double radiator.

KITCHEN 13' 5" x 5' 8" (4.10m x 1.72m)

Double glazed window to the rear and a double glazed part panelled door to the side. Range of wall and base units with worktops. Built in electric NEFF four ring hob with an electric oven and grill below. Space and plumbing for a Washing Machine and space for a Fridge/Freezer, double radiator, door to:

BATHROOM 9' 5" x 5' 5" (2.87m x 1.64m)

Double glazed frosted window to the rear and side, white suite comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low flush WC. Coved ceiling, heated towel rail, tiled surrounds and radiator.

BEDROOM ONE 13' 11" x 10' 9" (4.24m x 3.28m)

Double glazed window to the front, coved ceiling and double radiator.

BEDROOM TWO 8' 9" x 9' 5" (2.67m x 2.86m)

Double glazed window to the front, half panelled below a dado rail level, radiator with guard.

OUTSIDE

FRONT GARDEN

The front Garden is mainly laid to lawn with a high hedgerow front border. A path leads to the front door and side access to the rear Garden.

OWN REAR GARDEN

To the rear of the Living Room there is an enclosed patio with access path to the remaining Garden. The remaining Garden is mainly laid to lawn and comprises of the right hand side of the rear garden as you view the Garden from the property..



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: TBC

MAINTENANCE/SERVICE CHARGE: Self Maintenance, split between the two flats

BUILDING INSURANCE: TBC

GROUND RENT: New Lease to be granted, so TBC

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>.

11/10/2024

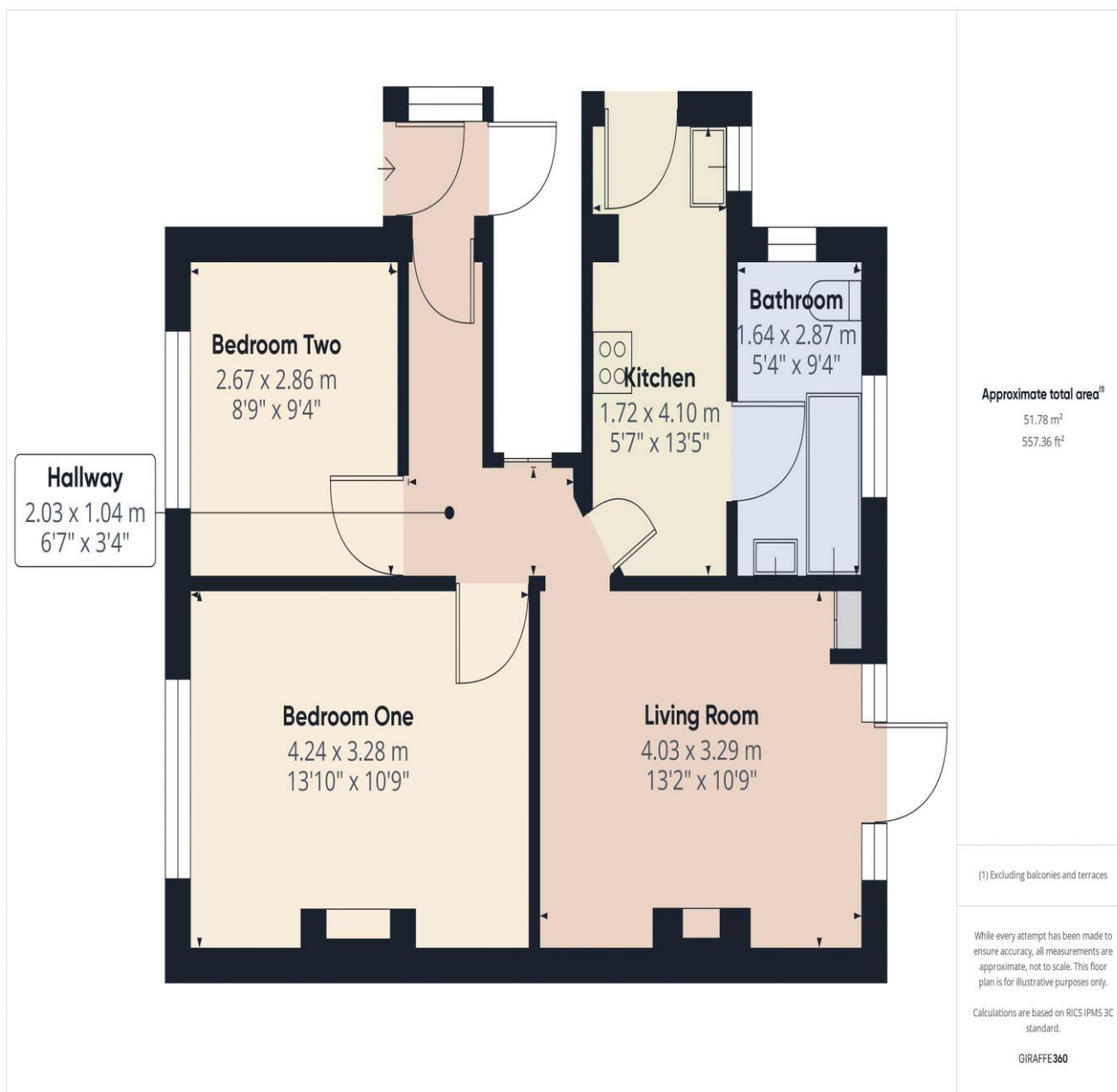


ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(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



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