



- \*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 GLAZED 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: £250,000 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**

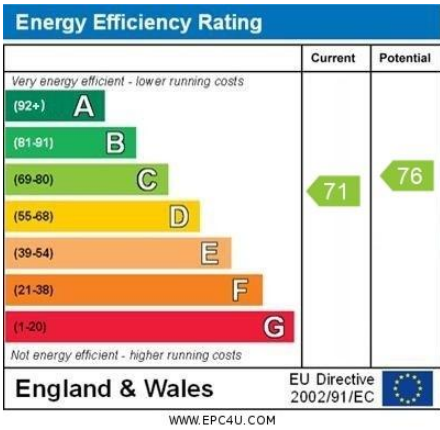
**LEASE TERM:** Currently 99 years from 24/5/1976. An extended lease of 189 years from 24/5/1976 will be in place upon exchange of contracts and completion.

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

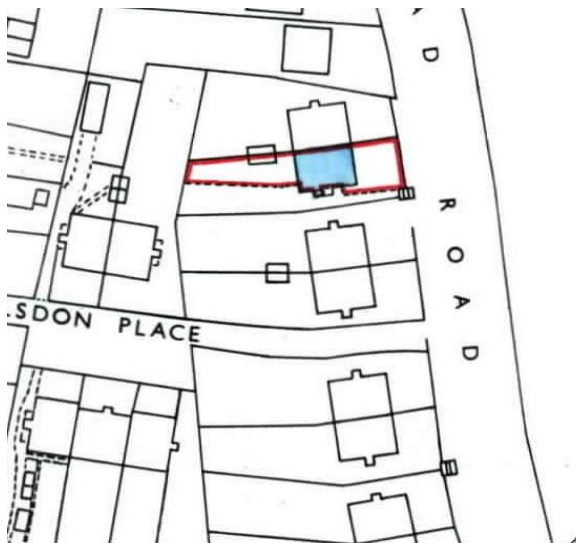
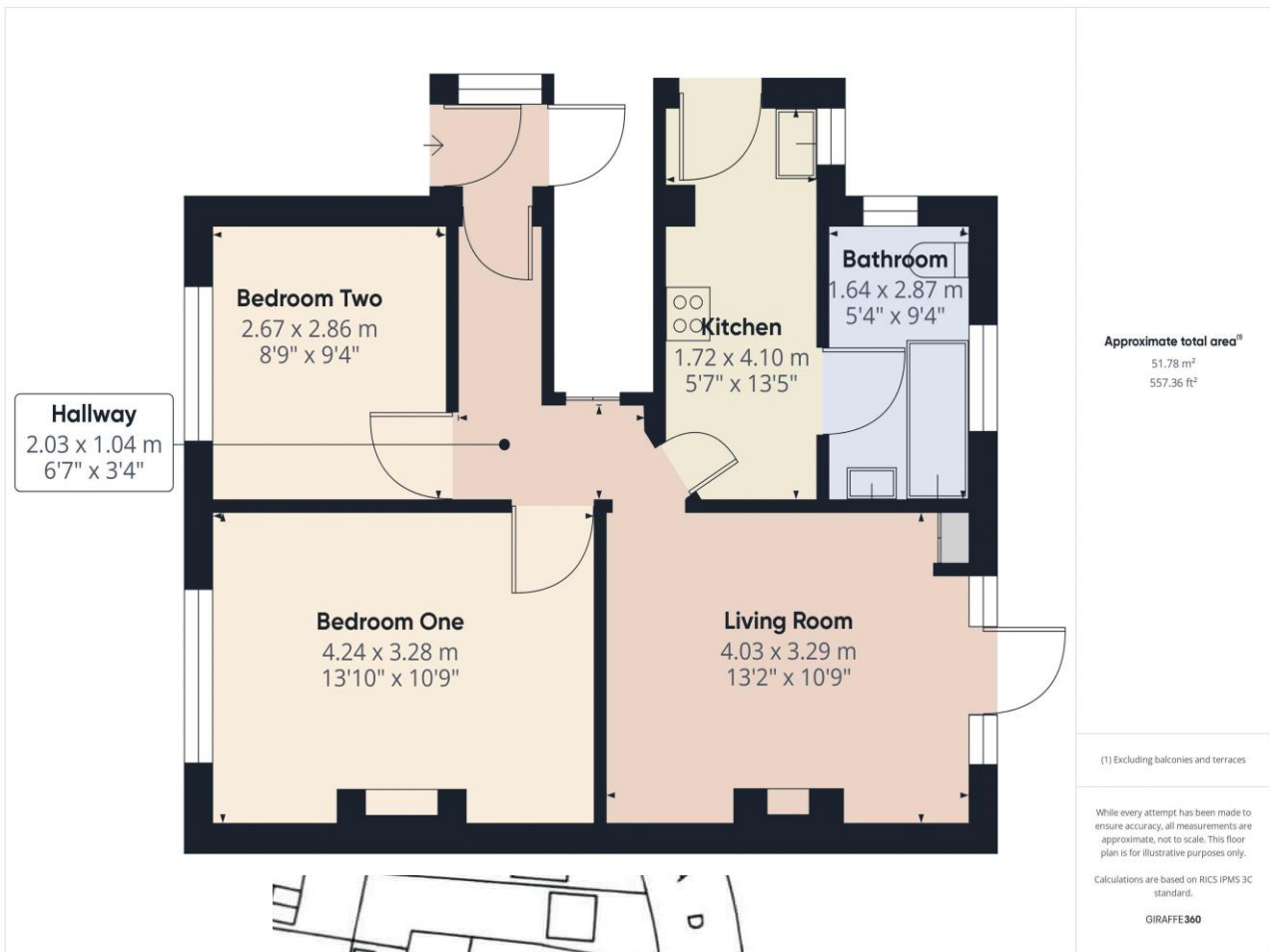
**GROUND RENT:** NIL due to new Lease  
The current Council Tax Band is 'C', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.  
**30/3/2025**



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



EXERT FROM TITLE PLAN

DATA PROTECTION ACT 1998

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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.

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