



**\*TWO DOUBLE BEDROOM FLAT WITH SOUTH FACING BALCONY\***

**\*20' 1" x 10' 11" (6.13m x 3.34m) narrowing to 8'5" (2.56m) LOUNGE/DINING ROOM\***

**\*12' 10" x 7' 5" (3.92m x 2.26m) HOWDENS FITTED KITCHEN\* \*MODERN BATHROOM WITH SEPARATE WC\***

**\*UNDERFLOOR HEATING & DOUBLE GLAZING\* \*GREAT LOCATION, SHARE OF FREEHOLD, LONG LEASE!\***

**AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM FLAT with a South Facing Balcony to the rear.** The flat has a modern Kitchen and Bathroom and two large Double Bedrooms. It is double glazed throughout and benefits from an underfloor heating system with individual room thermostats. Outside there are attractive Communal Gardens and a Garage plus additional visitor parking. Conveniently located within a quarter of a mile of the Town Centre and Railway Station. This is a lovely flat in a 'Desirable Location', an ideal First Time Purchase! **SHARE OF FREEHOLD** with a Long Lease, **VIEWING RECOMMENDED!**

**Devon House, Church Hill, Caterham, Surrey CR3 6SB**

**ASKING PRICE: £297,500 LEASEHOLD with a SHARE OF FREEHOLD**



**LOUNGE/DINING ROOM** 20' 1" x 10' 11" (6.13m x 3.34m) *narrowing to 8'5" (2.56m)*

Double glazed window to the front and a double glazed sliding patio door to the south facing Balcony. Coved ceiling, open serving hatch to the Kitchen, wall mounted room thermostat for the underfloor heating.

#### **SOUTH FACING BALCONY**

Covered balcony accessed from The Lounge/Dining Room.

**KITCHEN** 12' 10" x 7' 5" (3.92m x 2.26m)

Modern Kitchen from 'Howdens' with soft closing doors and drawers to the wall and base units with complementary worktops and tiled surrounds. Built in electric oven and microwave and a four ring Induction hob. Space and plumbing for a washing machine and a recess space for a fridge/freezer. Double glazed window to the front over the single bowl sink unit with a mixer tap. Wall mounted room thermostat for the under floor heating, space for a tumble dryer.

**BEDROOM ONE** 10' 11" x 11' 11" (3.34m x 3.64m)

Double glazed window to the rear, wall mounted thermostat for the underfloor heating.

**BEDROOM TWO** 9' 5" x 11' 11" (2.86m x 3.63m)

Double glazed window to the rear, built in wardrobe to one wall with sliding doors, wall mounted thermostat for the underfloor heating.

#### **BATHROOM**

Double glazed frosted window to the front. Modern re-fitted Bathroom with a white suite comprising of a panelled bath with a mixer tap shower attachment and a vanity wash hand basin. Heated towel rail / radiator. Built in airing cupboard with a JAB Duplex Universal hot water heater.

#### **SEPARATE WC**

Double glazed frosted window to the front, low flush WC and a wash hand basin.



#### **DIRECTIONS**

From Caterham on the Hill High Street proceed along Church Road and on into Church Hill. the driveway to Devon House is approximately halfway down the hill on the right hand side, continue along the driveway to the rear of the block, the Communal Entrance is to the far end of 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**

Security Entry phone to access the Communal Hallway, carpeted throughout with a return staircase to the first floor. There is a door leading to access to the front of the block as well, ideal to walk down into the Town Centre.

**ENTRANCE HALLWAY** 20' 2" x 4' 11" (6.15m x 1.49m)

*Max*

Inviting Entrance Hallway with a useful built in storage cupboard, underfloor heating with room thermostat.



**OUTSIDE**

**COMMUNAL GARDENS**

The Communal Gardens to the rear are mainly laid to lawn with tree lined borders.

**GARAGE**

There is a single Garage set within a block with an up and over door. There are also ample visitor parking spaces available.

**LEASEHOLD INFORMATION & COUNCIL TAX**

**SHARE OF FREEHOLD, LEASE TERM:** 999 years from 24/6/2006

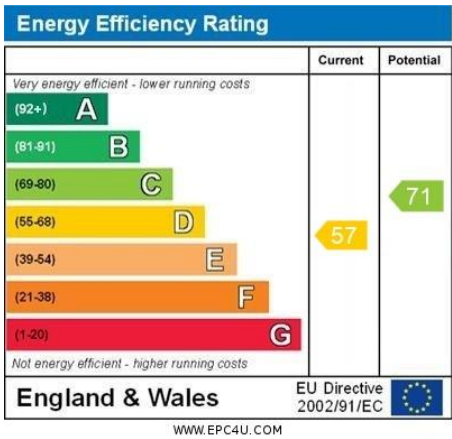
**MAINTENANCE/SERVICE CHARGE:**  
**SHARE OF FREEHOLD - LEASE TERM:** 999 years from 24/6/2006

**MAINTENANCE/SERVICE CHARGE:** With effect from Jan 2025 to Sept 2025 £277.00 pcm to finance Garage Roof replacement. Oct 2025 UFN - £137.00 pcm  
**GROUND RENT:** NIL

**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>

25/10/2024

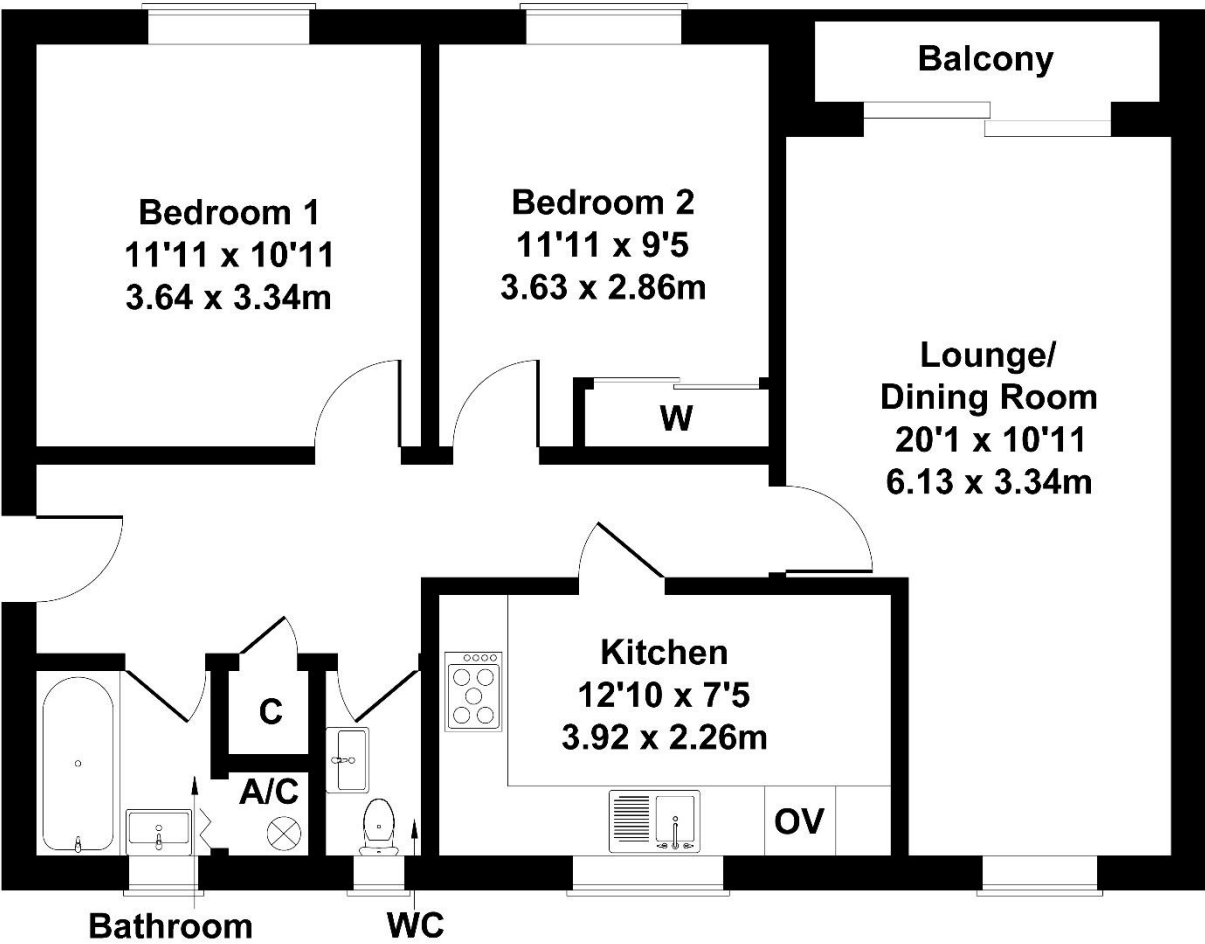
**ENERGY PERFORMANCE CERTIFICATE (EPC)**



**FLOORPLAN**

# Devon House

Approximate Gross Internal Area  
710 sq ft - 66 sq m



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







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