



***A SECOND FLOOR TWO DOUBLE BEDROOM FLAT* *11' 11" x 15' 9" (3.62m x 4.80m) LIVING ROOM*
 14' 5" x 6' 9" (4.39m x 2.06m) KITCHEN/BREAKFAST ROOM
 11' 11" x 12' 5" (3.63m x 3.79m) BEDROOM ONE WITH PINE BUILT IN WARDROBES & DRAWERS
 QUALITY DOUBLE GLAZED WINDOWS THROUGHOUT
 *GARAGE, UN-ALLOCATED PARKING BAYS & SECLUDED COMMUNAL GARDENS***

A SECOND FLOOR TWO DOUBLE FLAT located conveniently within a quarter of a mile of Caterham Valley Town Centre and Railway Station. The flat has a great size Living Room with two large double-glazed windows to the rear towards Harestone Valley. There is a good size Kitchen/Breakfast Room with a Breakfast Area. The main double Bedroom has a range of bespoke built in wardrobes and drawers, the second double Bedroom also has a built in double wardrobe. Outside to the front there are un-allocated Residents Parking Bays, Communal Gardens and a Garage set within a block accessed from Harestone Valley Road. **A GREAT SIZE FLAT, VIEWING RECOMMENDED !**

12 Mountside, Church Hill, Caterham, Surrey CR3 6SA
ASKING PRICE: £295,000 LEASEHOLD with a SHARE OF FREEHOLD



KITCHEN/BREAKFAST ROOM 14' 5" x 6' 9" (4.39m x 2.06m)

The Kitchen is split with a Kitchen and Breakfast area. There are two double glazed windows to the front, coved ceiling. Range of bespoke wall and base units with tiled worktops and a single bowl sink unit with a mixer tap and cupboards below, space and plumbing for a washing machine and space for an electric cooker, tiled surrounds. The Breakfast Area has a built in storage cupboard and tiled surrounds with space below the window for a breakfast table.

BEDROOM ONE 11' 11" x 12' 5" (3.63m x 3.79m)

Double glazed window to the rear with book shelving below, coved ceiling, wall of built in bespoke wardrobes and fitted drawers to one wall.

BEDROOM TWO 10' 4" x 11' 11" (3.15m x 3.62m)

Double glazed window to the front, coved ceiling, built in double wardrobe, wall mounted electric heater.

BATHROOM 7' 11" x 5' 6" (2.41m x 1.67m)

Double glazed frosted window to the front, white suite with tiled surrounds comprising of a panelled bath with separate taps and a wall mounted TRITON electric shower fitment, pedestal awash hand basin and a low flush WC.

OUTSIDE

GARAGE & PARKING

There is a single garage set within a block located at the far end of the Communal Gardens. Vehicle access is via a private driveway from Harestone Valley Road. There is an area of un-allocated parking bays in between the two blocks of flats for Residents only, first come first serve.

COMMUNAL GARDENS

The Communal Gardens are located at the end of a pathway behind the flats. The gardens are mainly laid to lawn with tree-lined borders and a set of steps leading to the Garage Block.



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 right hand side on the top floor.

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 second floor landing.

ENTRANCE HALLWAY

Coved ceiling with a dado rail surround, built in airing cupboard with a hot water tank and shelving, access to the loft with a retractable ladder, wood block parquet flooring throughout.

LIVING ROOM 11' 11" x 15' 9" (3.62m x 4.80m)

Two large double glazed windows to the rear aspect. coved ceiling and dado rail surround, feature fireplace and wood block parquet flooring throughout.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 years from 27/5/1964 with a **SHARE OF FREEHOLD**

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

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>

5/11/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

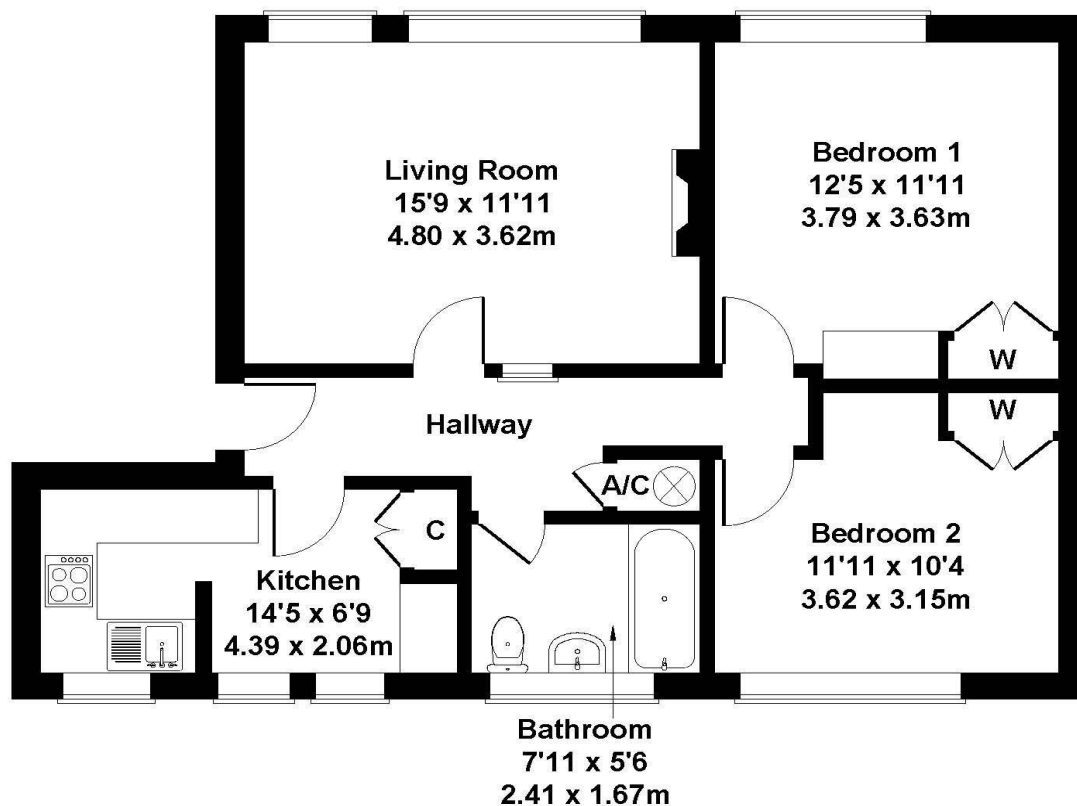
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



FLOORPLAN

Mountside Top Floor Flat

Approximate Gross Internal Area
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2024
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DATA PROTECTION ACT 1998

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