



TWO BEDROOM TOP FLOOR PURPOSE BUILT FLAT* *15' 9" x 11' 6" (4.80m x 3.50m) LOUNGE/DINING ROOM
SEPARATE KITCHEN WITH APPLIANCES* *BEDROOM ONE WITH A LARGE DOUBLE WARDROBE
STORAGE LOFT ACCESS, GOOD SIZE SECOND BEDROOM
TWO ALLOCATED RESIDENTS PARKING SPACES, NO ONWARD CHAIN!

A TWO BEDROOM TOP FLOOR FLAT located within the popular Hambledon Park Development in Caterham on the Hill. The flat has a great size Lounge/Dining Room with a separate Kitchen, two good size Bedrooms and a modern Bathroom. There is also access to your own loft in the Entrance Hallway. This is a modern style flat in a convenient location, **VIEWING RECOMMENDED, NO ONWARD CHAIN!**

Bunce Drive, Hambledon Park, Caterham, Surrey CR3 5FG
ASKING PRICE: £275,000 LEASEHOLD



DIRECTIONS

From Caterham on the Hill High Street proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next mini roundabout turn left into Hambledon Park, at the junction turn left into St Lawrence Way and then second left into Bunce Drive. The flat is within the block on the left hand side, the car park entrance is immediately on the left hand side.

LOCATION

The flat is in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village. A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon.

The area also has a good selection of schools at infant and junior level including nursery schools. Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN STYLE FLAT SET WITHIN
A PEACEFUL AND CONVENIENT LOCATION!**

ACCOMMODATION

COMMUNAL HALLWAY

There is a Security Entryphone System for access into the Communal Hallway. A return carpeted staircase leads to the third floor landing.

ENTRANCE HALLWAY

Panelled front door, coved ceiling, access to the loft storage space, airing cupboard with a hot water tank and shelving, radiator.

LOUNGE/DINING ROOM 15' 9" x 11' 6" (4.80m x 3.50m)

Two double glazed windows to the front, coved ceiling, TV point and telephone point, wood effect flooring, security entry phone and two radiators, door to:

KITCHEN 10' 2" x 6' 3" (3.10m x 1.90m)

Double glazed window to the rear, range of modern style wall and base units with matching wood worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under, built in BOSCH electric oven and grill and a four ring gas hob with an extractor fan above. Wall mounted Potterton gas central heating boiler set within a wall mounted cupboard, separate central heating controls/timer. The **LOGIK** washing machine/dryer will remain, **BEKO** fridge freezer to stay, wood effect flooring.

BEDROOM ONE 12' 6" x 8' 6" (3.80m x 2.60m)

Double glazed window to the front aspect, coved ceiling, built in double wardrobe, radiator.

BEDROOM TWO 12' 6" x 6' 7" (3.80m x 2.00m)

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

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m)

White modern suite comprising of a wood panelled bath with a mixer tap shower attachment and fitted shower screen, pedestal wash hand basin with a fitted cabinet above, shaver point and a low flush WC. Tiled surrounds, extractor fan and radiator.

OUTSIDE

COMMUNAL GARDENS

There is a small area of communal gardens to the rear with some flowerbed surrounds.

RESIDENTS PARKING

In front of the block there is a large area designated for residents parking. There are two allocated parking spaces.



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 25th March 1997.

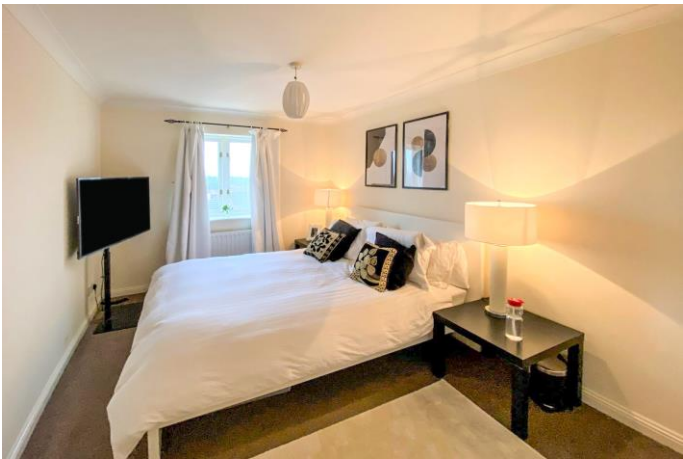
MAINTENANCE/SERVICE CHARGE: £1200 pa paid in two equal instalments. (2023/2024)

BUILDING INSURANCE: TBC

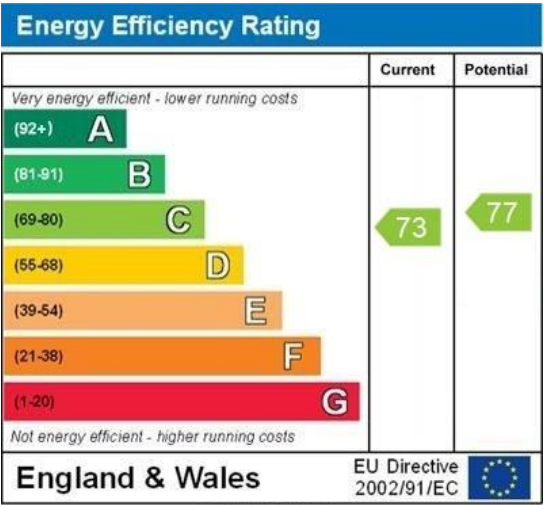
GROUND RENT: £250.00 pa

COUNCIL TAX: The current Council Tax Band is '**D**', 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-2023-2024>.

8/11/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM



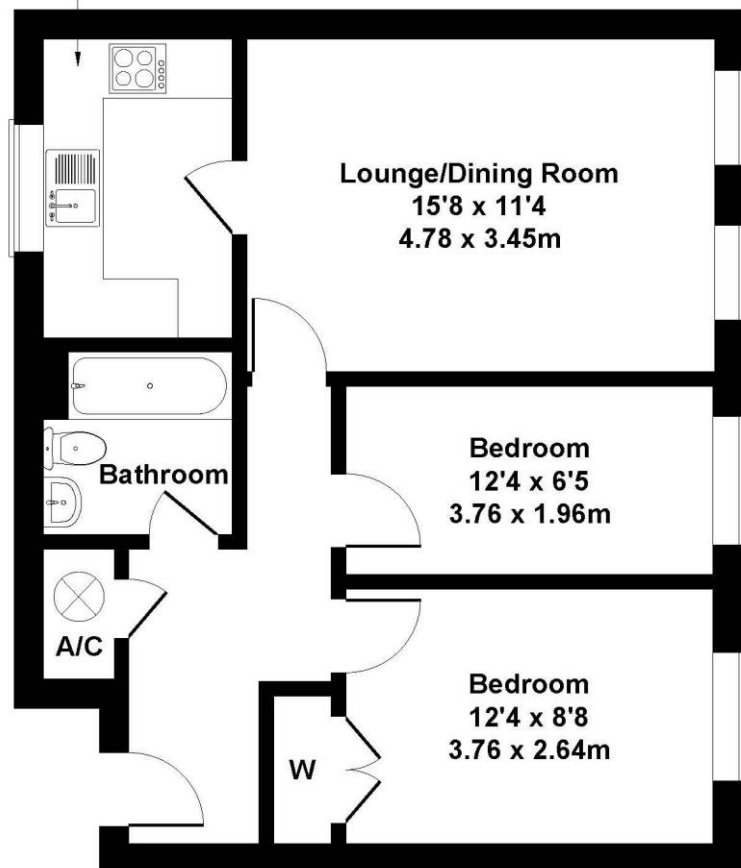
FLOORPLAN

Bunce Drive Floorplan

Approximate Gross Internal Area

601 sq ft - 56 sq m

Kitchen
10'2 x 6'4
3.10 x 1.93m



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

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