



**\*FIRST FLOOR TWO DOUBLE BEDROOM FLAT - GREAT LOCATION\***

**\*18' 3" x 10' 6" (5.56m x 3.20m) LIVING ROOM\* \*SEPARATE 11' 4" x 7' 3" (3.45m x 2.21m) KITCHEN\***

**\*GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT\* \*VERY CONVENIENT LOCATION FOR A COMMUTER & THE TOWN CENTRE\* \*SHARE OF FREEHOLD, LONG LEASE - 999 YEARS FROM 25/12/2008!\***

**AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT** set in a well-maintained Development within half a mile of Whyteleafe Town Centre and a choice of three Railway Stations with regular services into London. The flat has a large Living Room, separate Kitchen and has double glazed windows throughout and gas central heating. Outside there is an allocated parking space and Communal Gardens.

**AN IDEAL FIRST TIME PURCHASE/INVESTMENT, NO ONWARD CHAIN.**

**Alpha Court, Hillside Park, Hillside Road, Whyteleafe, Surrey CR3 0BU**  
**'OFFERS IN EXCESS OF' £265,000 LEASEHOLD with a SHARE OF FREEHOLD**



### **DIRECTIONS**

From the roundabout in Whyteleafe Town Centre, proceed along the A22 Godstone Road towards Caterham, take the third left hand turn into Hillside Road, proceed under the Railway Bridge and then take the first left driveway entrance to the parking area for Alpha Court, the block is on the left hand side.

### **LOCATION**

Hillside Park, Hillside Road is a quiet location as well as being very convenient for local amenities, railway stations and access to the M25 motorway at nearby Godstone. Whyteleafe and Caterham are the closest town centres for shopping as well as having access to a wide choice of restaurants, pubs and other local businesses.

There is a choice of three railway stations in Whyteleafe with services into Croydon and Central London, so an ideal location for the commuter.

Well respected local Schools from Infant to Senior Schools are also within easy reach either by foot or using the local Bus service to Whyteleafe, Kenley or Warlingham.

### **A CONVENIENT AND QUIET LOCATION TO LIVE IN.**

### **ACCOMMODATION**

#### **COMMUNAL HALLWAY**

there are seven steps leading to the first floor landing and the front door of the flat.

#### **ENTRANCE HALLWAY**

Own front door, separate doorways to the Living Room and Kitchen.

#### **LIVING ROOM** 18' 3" x 10' 6" (5.56m x 3.20m)

Large double glazed window to the front, telephone point and TV point, double radiator. A door leads to an Inner Hallway with access to both Bedrooms and the Bathroom.

#### **KITCHEN** 11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window to the rear, built in Storage Cupboard/Larder with shelves and the electric meter. Range of white fronted wall and base units with matching worktops and tiled surrounds. One and a half bowl stainless steel sink unit with a mixer tap and cupboards below, space and plumbing for a washing machine, space available for an under counter fridge and freezer, electric cooker to remain. Serving hatch to the Living Room, telephone point.

#### **INNER HALLWAY**

Useful built in shelved cupboard, access to both Bedrooms and Bathroom.

#### **BEDROOM ONE** 11' 2" plus door recess x 10' 4" (3.40m plus door recess x 3.15m)

Double glazed window to the front, double radiator.

#### **BEDROOM TWO** 10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the side, large built in Airing Cupboard with shelving and a wall mounted GLOWORM gas fired combination boiler, telephone point and TV point, double radiator.

#### **BATHROOM** 6' 6" x 6' 10" (1.98m x 2.08m)

Double glazed frosted window to the side. White modern suite comprising of a tiled panelled bath with a mixer tap and a separate shower fitment, pedestal wash hand basin and a low flush WC. Fitted wall mirror, tiled walls and flooring. Useful shelving beside the bath, wall mounted heated towel rail.

### **OUTSIDE**

#### **OFF ROAD PARKING**

Within the car parking area there is an allocated parking space.

#### **COMMUNAL GARDENS**

There is an area of Communal Gardens to two sides of the property, mainly laid to lawn with tree lined and herbaceous borders. Next to a row of Garages there is a Refuse Area with communal recycling bins.



LEASEHOLD INFORMATION

LEASE TERM: 999 years from the 25/12/2008 with a Share of Freehold.

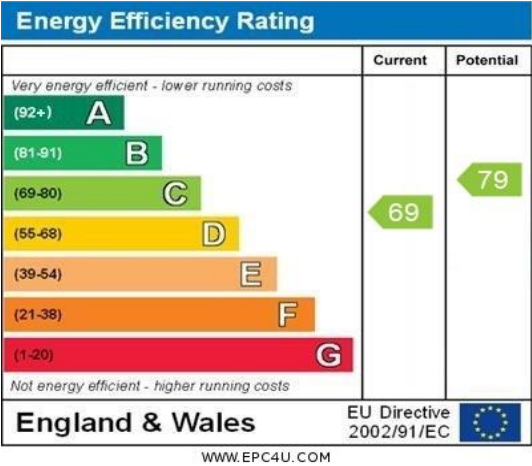
MAINTENANCE/SERVICE CHARGE: £1,499.98 pa including Building Insurance. GROUND RENT: Nil

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

2/12/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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