



**\*A FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT\* \*17' 0" x 12' 11" (5.17m x 3.93m) LIVING ROOM\***  
**\*SEPARATE KITCHEN WITH APPLIANCES\* \*14' 1" x 8' 6" (4.30m x 2.58m) BEDROOM ONE WITH DOUBLE WARDROBE\***  
**\*QUIET LOCATION IN A CUL-DE-SAC WITHIN HAMBLEDON PARK\***  
**\*AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!\***

**A FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT** located in a cul-de-sac within Hambledon Park, Caterham on the Hill. An inviting and spacious Reception Hallway leads to a great size Living Room with views to the private Communal Garden and a door to a separate Kitchen. The main double Bedroom has a good size built in wardrobe, the second bedroom can be used as a 'Office from Home' if required. The flat has a modern style Bathroom and gas central heating. In addition to the Communal Garden there is also an allocated parking space to the front and visitor parking bays to the side. **NO ONWARD CHAIN!**

**Drew Place, Hambledon Park, Caterham, Surrey CR3 5FE**  
**ASKING PRICE: £275,000 LEASEHOLD**



#### **KITCHEN** 9' 11" x 6' 4" (3.03m x 1.94m)

Double glazed window to the rear. Range of wall and base units with worktops and tiled surrounds. Built in electric oven and grill with a four ring gas hob and extractor fan above, the free-standing washing machine, dishwasher and fridge freezer will remain. Within a wall unit there is a wall mounted gas fired Potterton central heating boiler

#### **BEDROOM ONE** 14' 1" x 8' 6" (4.30m x 2.58m)

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

#### **BEDROOM TWO** 9' 4" x 6' 10" (2.85m x 2.08m)

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

#### **BATHROOM** 6' 10" x 6' 4" (2.09m x 1.92m)

Modern style white suite comprising of a wood panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low level WC, half tiled surrounds, extractor fan and radiator.

#### **OUTSIDE**

#### **COMMUNAL GARDEN**

To the rear of the block there is an enclosed Communal Garden which is mainly laid to lawn with gated access front the front and side.

#### **RESIDENTS PARKING**

To the front of the block there is an allocated parking bay, further visitor parking bays are located to the side of the block marked 'V'.

#### **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 first left into Drew Place. Continue to the end of the road, the block is straight ahead of you.

#### **LOCATION**

The flat is located 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**

A carpeted and well-maintained Communal Hallway with a staircase to the first floor. The block is accessed via an Entryphone system.

#### **RECEPTION HALLWAY** 8' 1" x 6' 10" (2.47m x 2.08m)

Coved ceiling, built in cloaks cupboard, airing cupboard housing a hot water tank and electric fuse box, security entryphone, wood effect flooring and radiator.

#### **LIVING ROOM** 17' 0" x 12' 11" (5.17m x 3.93m)

Two double glazed windows to the rear looking over the Communal Garden, door to the Kitchen, coved ceiling, wall mounted central heating thermostat, dimmer light switch, TV point and two radiators.





**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 125 years from 25th March 1997.

**MAINTENANCE/SERVICE CHARGE:** £1502 pa  
(2023/2024)

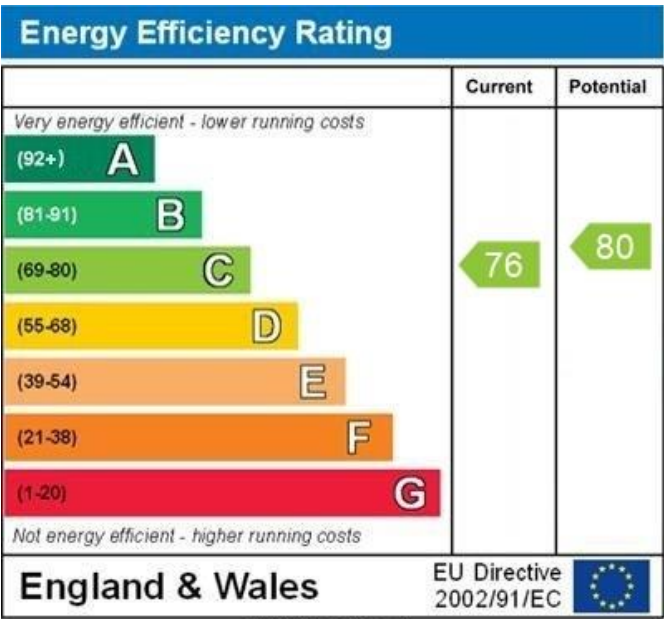
**GROUND RENT:** £140.00 pa

**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-2023-2024>.

**24/1/2025**



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



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FLOORPLAN



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