



***TWO DOUBLE BEDROOM SECOND FLOOR FLAT* *16' 10" x 11' 11" (5.13m x 3.64m) LIVING ROOM, SEPARATE KITCHEN* *BEDROOM ONE 12' 9" x 12' 0" (3.88m x 3.65m)* *BEDROOM TWO 14' 7" x 10' 3" (4.45m x 3.12m)*
 TWO ALLOCATED PARKING BAYS, LARGE COMMUNAL GARDENS
 *QUIET SECLUDED TUCKED AWAY SITUATION, GREAT LOCATION FOR A COMMUTER! ***

A LARGE TWO DOUBLE BEDROOM SECOND FLOOR FLAT conveniently located within a quarter of a mile of Whyteleafe Railway Station and local shops in the town centre. The flat has a great size Living Room and a separate Kitchen as well as a modern Shower Room. The flat is double glazed and has gas central heating. Outside there are extensive Communal Gardens and a Residents Parking area with two Allocated Parking Bays.
AN IDEAL FIRST TIME PURCHASE IN A GREAT LOCATION!

Holly House, Aspen Vale, Whyteleafe, Surrey CR3 0YN
ASKING PRICE: £269,950 LEASEHOLD



KITCHEN 7' 10" x 6' 2" (2.38m x 1.88m)

Double glazed skylight window to the front, inset spotlighting to the ceiling. Wall mounted Worcester gas fired combination boiler. Range of wall and base units with worktops incorporating a single bowl stainless steel sink unit with a single drainer and mixer tap, tiled surrounds. Built in electric oven and grill with a four ring gas hob and extractor fan above, space and plumbing for a washing machine and space for a fridge, radiator.

BEDROOM ONE 12' 9" x 12' 0" (3.88m x 3.65m)

Double glazed window to the rear, inset spotlighting to the ceiling, double radiator.

BEDROOM TWO 14' 7" x 10' 3" (4.45m x 3.12m)

Double glazed window to the rear, coved ceiling with inset spotlighting, radiator.

SHOWER ROOM 7' 1" x 3' 10" (2.17m x 1.17m)

White modern suite comprising of a large walk-in shower unit with a hand held and overhead shower rose and mixer shower fitment, vanity wash hand basin and a low flush WC, tiled flooring and surrounds, inset spotlighting, extractor fan and a vertical style radiator.

OUTSIDE

RESIDENTS PARKING & VISITOR PARKING

The flat has **TWO ALLOCATED PARKING BAYS** in front of the block, numbered **46**. There are also several Visitor Parking Bays nearby.

COMMUNAL GARDENS

To the rear of the block there is an extensive area of Communal Garden which is mainly laid to lawn with several trees evenly spaced within the Garden. The garden is accessed via paths to the side of the block.



DIRECTIONS

From the main roundabout in Whyteleafe take the exit sign-posted Caterham on the Hill into Whyteleafe Hill, proceed over the Railway Crossing and take the first right turn into Aspen Vale. Bear left and continue to the end of the road, Holly House is located on the right hand side.

LOCATION

Holly House 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. Whyteleafe Infant and Junior School is within a quarter of a mile of the property and De Stafford Secondary School and Warlingham School are also within easy reach either by foot or using the local Bus service to Caterham and Warlingham.

A CONVENIENT LOCATION FOR ACCESS TO LOCAL AMENITIES AND COUNTRYSIDE!

ACCOMMODATION

COMMUNAL HALLWAY

A security entry phone system provides access into the Communal Hallway, carpeted stairs lead to the top floor landing.

L'SHAPED ENTRANCE HALLWAY

Coved ceiling with inset spotlights, built in Airing Cupboard with shelves and an electric heater, security entry phone, sunken doormat and radiator.

LIVING ROOM 16' 10" x 11' 11" (5.13m x 3.64m)

Double glazed window to the front, coved ceiling with inset spotlighting, TV point, telephone point and a double and a single radiator..

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/7/1998.

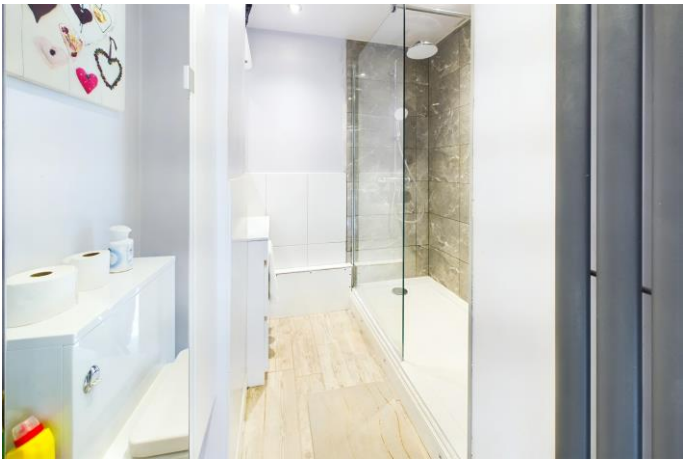
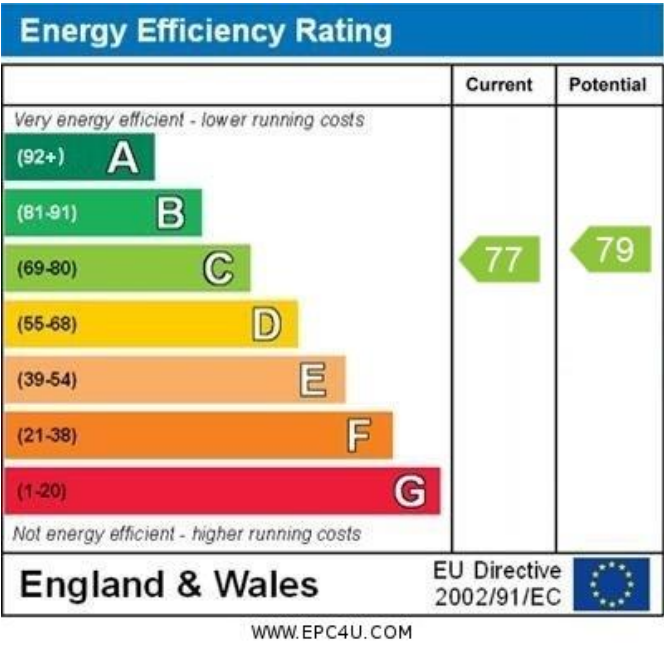
MAINTENANCE/SERVICE CHARGE: £1900.00 pa

GROUND RENT: £250.00 pa

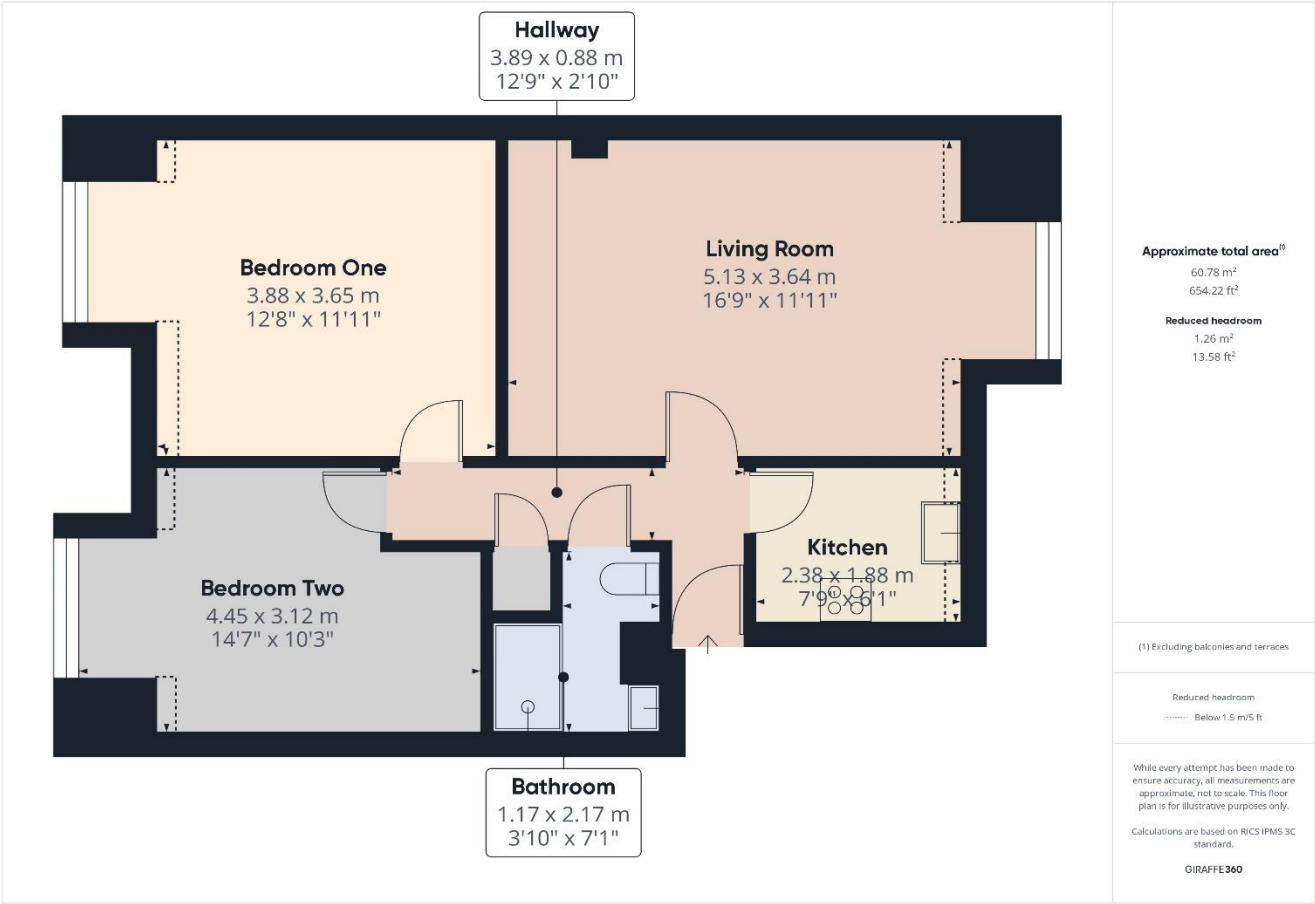
COUNCIL TAX: The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.

30/1/2025

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.