



SECOND FLOOR ONE DOUBLE BEDROOM FLAT - CENTRAL TOWN CENTRE LOCATION!

***LOUNGE 12' 6" x 10' 0" (3.82m x 3.04m) * *KITCHEN 10' 6" x 9' 2" (3.20m x 2.80m) ***

DOUBLE BEDROOM 16' 4" x 9' 2" (4.98m x 2.80m) & MODERN BATHROOM

DOUBLE GLAZED & GAS CENTRAL HEATING* *NO ONWARD CHAIN !

A SECOND FLOOR ONE DOUBLE BEDROOM FLAT located within Caterham Valley Town Centre just a short walk to Caterham Railway Station, Bus Routes and local Shops including three Supermarkets. There is a large Double Bedroom, great size Kitchen and a rear facing Lounge. There is also access off the Communal Hallway onto a rear facing Communal Roof Terrace. **A POTENTIAL INVESTMENT PURCHASE/FIRST TIME PURCHASE !**

Croydon Road, Caterham Valley, Caterham, Surrey CR3 6QB
Asking Price: £175,000 Leasehold



DIRECTIONS

From the roundabout in Caterham Valley proceed along Croydon Road, the property is on the right hand side and is accessed via a Communal Front door to the left of the Premier Convenience Food Shop and return staircase to a first floor landing to the flat front door.

COMMUNAL HALLWAY

Carpeted hallway and staircase to the first floor and the flat front door.

HALLWAY

Replacement front door (Fire Protection Door), staircase to the second floor, door to the:

LOUNGE 12' 6" x 10' 0" (3.82m x 3.04m)

Double glazed window to the rear, to the right of the door from the hallway there is a raised shelf recess, ideal for storage. There is also a TV point and radiator. Open plan to a lobby with access to the Kitchen and Double Bedroom, door to the Bathroom.

KITCHEN 10' 6" x 9' 2" (3.20m x 2.80m)

Double glazed window to the front. Range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Space for a cooker with gas point and extractor fan above, space and plumbing for a washing machine, space for a fridge/freezer. Wall mounted gas fired Worcester boiler, wood flooring.

DOUBLE BEDROOM 16' 4" x 9' 2" (4.98m x 2.80m)

Double glazed window to the front, telephone point, radiator.

BATHROOM 5' 10" x 5' 7" (1.78m x 1.71m)

White modern suite comprising of a shower shaped panelled bath with a shower screen and a mixer tap shower attachment, pedestal wash hand basin with a tiled splashback and a low flush WC. Wall mounted heated towel rail, wood flooring and extractor fan.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 189 years from 25/12/1986

MAINTENANCE/SERVICE CHARGE: Split between the first floor flat and ground floor shop which is owned by the Freeholder.

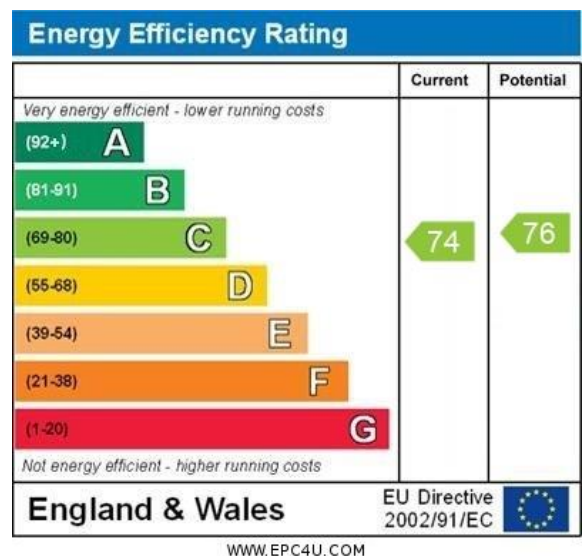
BUILDING INSURANCE: Split three ways, issued by the Freeholder.

GROUND RENT: Currently no ground rent payable.

COUNCIL TAX The current Council Tax Band is 'B', 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-2025-2026>

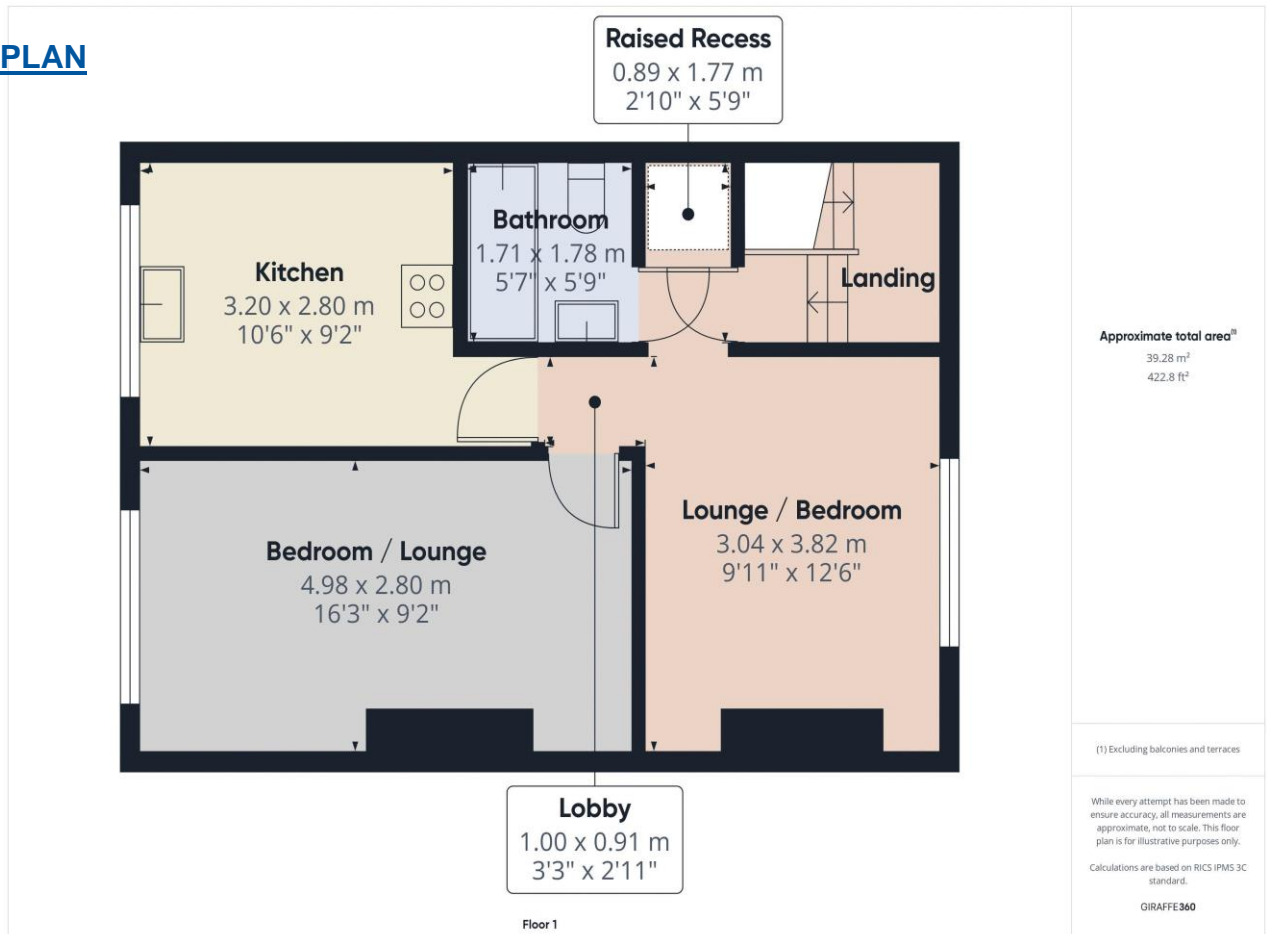
9/4/2025

ENERGY PERFORMANCE CERTIFICATE (EPC)





FLOORPLAN



DATA PROTECTION ACT 1998

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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.

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