



- *TWO DOUBLE BEDROOMS, TOP FLOOR FLAT*
- *LARGE LIVING ROOM AND SEPARATE KITCHEN*
- *BATHROOM WITH SHOWER, GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS*
- *CONVENIENT LOCATION CLOSE TO TOWN CENTRE*
- *COMMUNAL GARDENS, GARAGE AND PARKING*

Extremely spacious two double bedroom top floor flat ideally situated within half a mile of Caterham Town Centre & Station. This well presented flat comprises large hallway with plenty of storage cupboards, bright & spacious lounge/diner with pleasant outlook to the front, a modern fitted kitchen with appliances, two double bedrooms with wardrobes and bathroom with shower. Benefits include GCH, double glazing, parking and communal garden. This Property has plenty of space and storage and needs to be seen internally to be fully appreciated!

11 High Trees Close, Caterham, Surrey CR3 6JQ
ASKING PRICE: £245,000 LEASEHOLD



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 189 years from 24/12/2000.

MAINTENANCE/SERVICE CHARGE: NIL

BUILDING INSURANCE: TBC

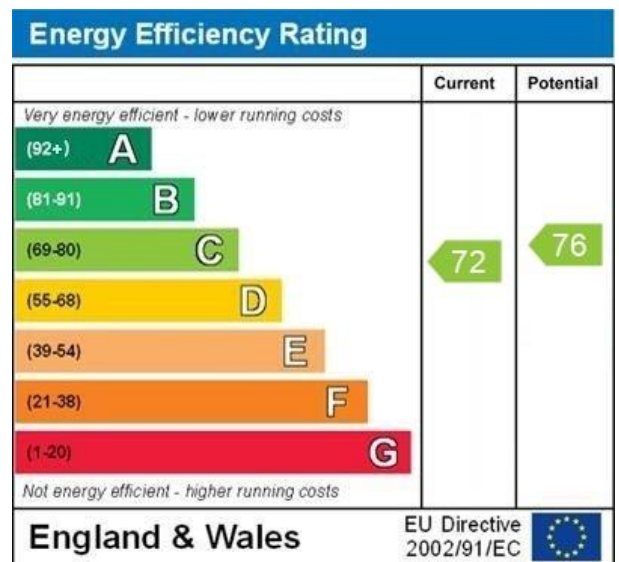
GROUND RENT: £50,00 pa

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>.

21/3/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM

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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