



**\*GROUND FLOOR TWO DOUBLE BEDROOM FLAT\*** \*LIVING ROOM 13' 11" x 13' 0" (4.24m x 3.96m) \*  
 \*SEPARATE KITCHEN 10' 6" x 7' 2" (3.20m x 2.18m) \* \*MODERN STYLE SHOWER ROOM\*  
 \*ELECTRIC HEATING & DOUBLE GLAZED\* **\*NO ONWARD CHAIN, IDEAL FIRST TIME PURCHASE! \***

**A TWO DOUBLE BEDROOM GROUND FLOOR FLAT** located towards the rear of the Development and benefitting from a Garage set within a block. Shaw Court is also located within easy reach of Caterham on the Hill shops, amenities and transport links as well as surrounding countryside including Coulsdon Common. The flat has double glazed windows throughout, a great size Living Room with a separate Kitchen and a modern fitted Shower Room. The main Bedroom has a built-in wardrobe and ample space for a large double bed.  
**MODERNISATION AND REDECORATION REQUIRED, NO ONWARD CHAIN!**

**Shaw Court Ninehams Road Caterham Surrey CR3 5LG**  
**Asking Price: £235,000 Leasehold**



### **DIRECTIONS**

From the High Street in Caterham on the Hill proceed straight on at the roundabout into Townend and on into Buxton Lane. At the next roundabout turn left into Ninehams Road. Shaw Court is on the left hand side.

### **LOCATION**

The property is on the borders of Caterham and Old Coulsdon with the picturesque Coulsdon Common almost opposite the property.

Local amenities, shops, schools, dentists and doctors can be found in Caterham on the Hill and Old Coulsdon (which is the other side of Coulsdon Common) including a Tesco Supermarket at The Village, all within two miles of the property.

The Oasis Academy is within a mile of the property in Old Coulsdon and caters for the age group 11 - 16 year olds, De Stafford School is also within the area in Burntwood lane Caterham as well as a choice of many infant and primary schools in the Caterham area.

The commuter into London has a choice of railway station at either Caterham Valley, Whyteleafe or Coulsdon with services into Croydon, London and the South Coast. The M25 motorway can be accessed at nearby Godstone, Junction 6 for the car commuter.

**A QUIET LOCATION CLOSE TO TOWN  
AND PROTECTED COUNTRYSIDE!**

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

There is a built-in storage cupboard with the electric fusebox and electric meter. Wall mounted electric heater.

#### **LIVING ROOM** 13' 11" x 13' 0" (4.24m x 3.96m)

Large double glazed window to the front, wall mounted feature fireplace, coved ceiling, TV point and wall mounted electric heater.

#### **KITCHEN** 10' 6" x 7' 2" (3.20m x 2.18m)

Double glazed window to the rear. Range of wall and base units with matching worktops and tiled surrounds. Single bowl sink unit with a mixer tap and cupboards under, space for a fridge/freezer, tumble dryer, space and plumbing for a washing machine and space for an electric cooker.

#### **BEDROOM ONE** 11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window to the rear, coved ceiling, built in double wardrobe with a sliding door.

#### **BEDROOM TWO** 14' 1" x 8' 2" (4.29m x 2.49m)

Double glazed window to the front, electric wall mounted heater.

#### **SHOWER ROOM**

6' 0" x 6' 3" *plus door recess* (1.83m x 1.90m *plus door recess*)

L-shaped Shower Room with a double glazed frosted window to the rear. White suite comprising of a large walk-in shower with a wall mounted electric shower fitment and shower screen, wall mounted vanity wash hand basin and a low flush WC with concealed cistern. Part tiled and wood panelled surrounds, large built in Airing Cupboard with shelving and cold water and hot water tanks.

#### **OUTSIDE**

#### **GARAGE & RESIDENTS PARKING**

There is a single Garage en-bloc to the rear of the Development with an up and over door as well as power and light. Within the Development there is unallocated parking spaces to the front and side for Residents.

#### **COMMUNAL GARDENS**

There is an area of Communal Garden which is mainly laid to lawn set centrally between the three flat blocks.



**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 125 Years from 25/3/2009

**MAINTENANCE/SERVICE CHARGE:** £900.00 pa

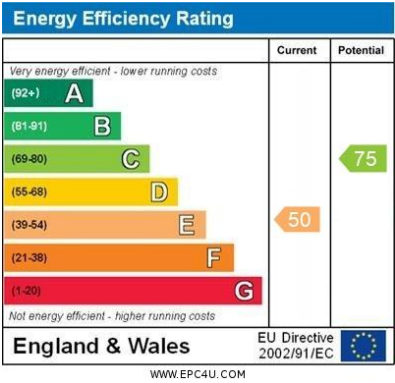
**GROUND RENT:** £120.00 pa

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-2025-2026>.

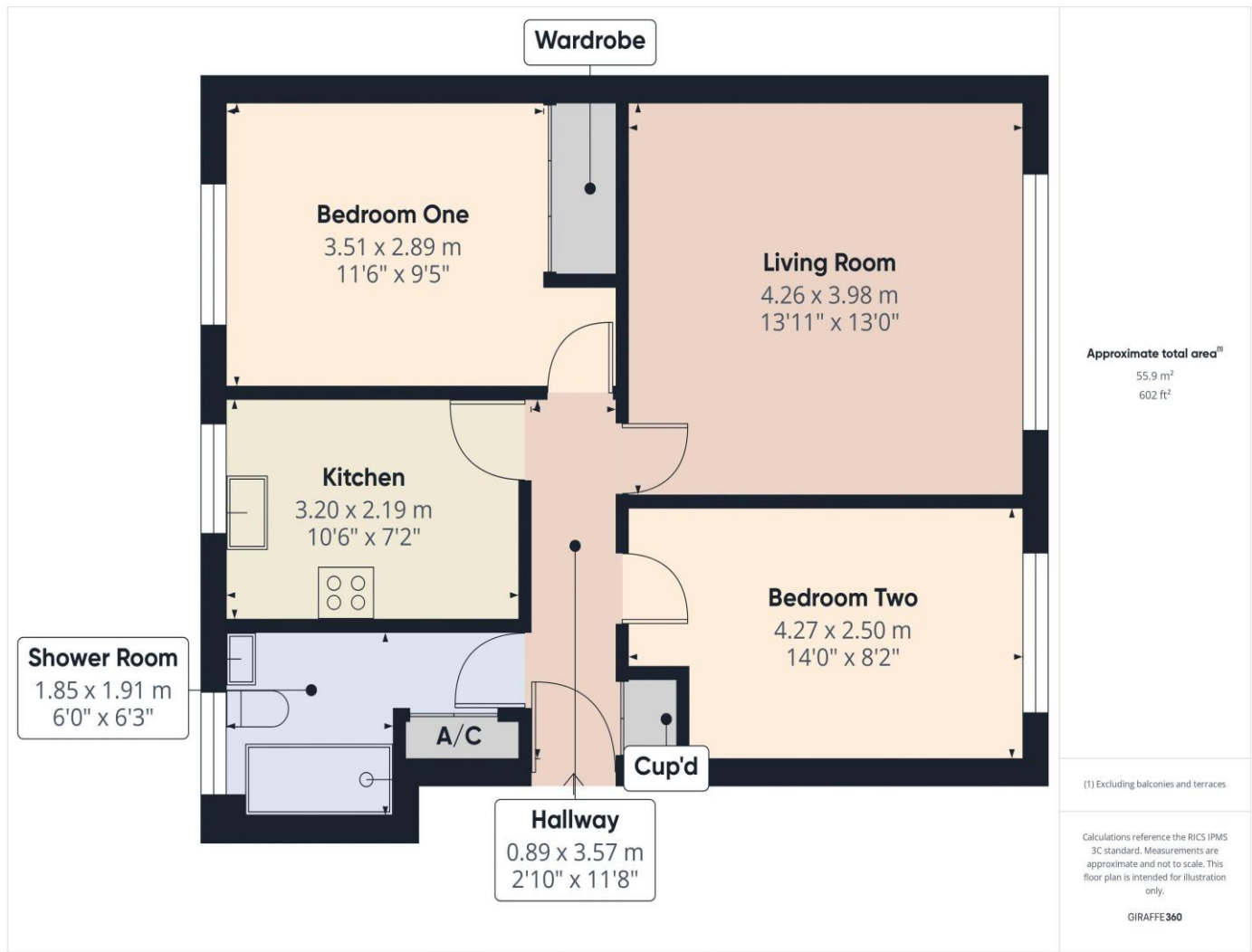
**7/11/2025**



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



DATA PROTECTION ACT 1998

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