



**\*GROUND FLOOR TWO BEDROOM PURPOSE BUILT FLAT \***

**\*13' 7" x 11' 7" (4.13m x 3.54m) REAR FACING LIVING ROOM\* \*SEPARATE KITCHEN, GAS CENTRAL HEATING\*  
 \*DOUBLE GLAZED WINDOWS, COMMUNAL GARDENS\* \*TWO ALLOCATED PARKING BAYS & VISITOR  
 PARKING\* \*CONVENIENT LOCATION WITH A LEVEL WALK TO STATION & SHOPS! \***

**A TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT, convenient location with a quarter of a mile of a  
 choice of THREE RAILWAY STATIONS with services into London and local shops in Whyteleafe. The flat has a  
 large rear facing Living Room overlooking the Communal rear Garden and a separate Kitchen.**

**The property has double glazed windows and gas central heating.**

**AN IDEAL FIRST TIME PURCHASE/INVESTMENT PURCHASE, NO ONWARD CHAIN !**

**Holly House, Aspen Vale, Whyteleafe, Surrey CR3 0YN**

**GUIDE PRICE: £250,000- £257,000 LEASEHOLD**



### 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 carpeted Communal Hallway.

#### L'SHAPED ENTRANCE HALLWAY

L'shaped hallway, security entry phone, coved ceiling, wood effect flooring and radiator. Airing cupboard with shelving and an electric bar heater, electric fuse box.

#### LIVING ROOM 13' 7" x 11' 7" (4.13m x 3.54m)

Double glazed window to the rear with views to the Communal Garden, coved ceiling, TV & telephone point, double radiator and wood effect flooring.

#### KITCHEN 8' 4" x 6' 8" (2.54m x 2.04m)

Range of wall and base units with worktops, single bowl sink unit with a mixer tap and cupboards below. Built in electric double oven and grill with a four ring gas hob and extractor fan above. Space and plumbing for a washing machine and space for an under counter fridge. Wall mounted Worcester combination boiler, tiled surrounds and flooring, extractor fan and inset spotlights.

#### BEDROOM ONE 11' 11" x 10' 9" (3.63m x 3.27m)

Double glazed window to the front, wood effect flooring, coved ceiling, telephone point and radiator.

#### BEDROOM TWO 12' 1" x 6' 3" (3.69m x 1.90m)

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

#### BATHROOM 6' 6" x 5' 6" (1.97m x 1.67m)

White modern suite comprising of a panelled bath with a mixer tap and shower attachment and shower screen, wash hand basin and a low flush WC. Tiled surrounds, wall mounted shaver point with a light, extractor fan and radiator.

### 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.

### RESIDENTS PARKING & VISITOR PARKING

The flat has **TWO ALLOCATED PARKING BAYS** in front of the block, numbered 39. There are also several Visitor Parking Bays nearby.

### LEASEHOLD INFORMATION & COUNCIL TAX

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

**MAINTENANCE/SERVICE CHARGE:** £1900.00 pa

**GROUND RENT:** £250.00 pa

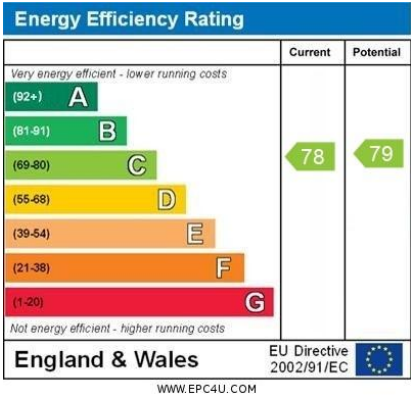


**COUNCIL TAX:** The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

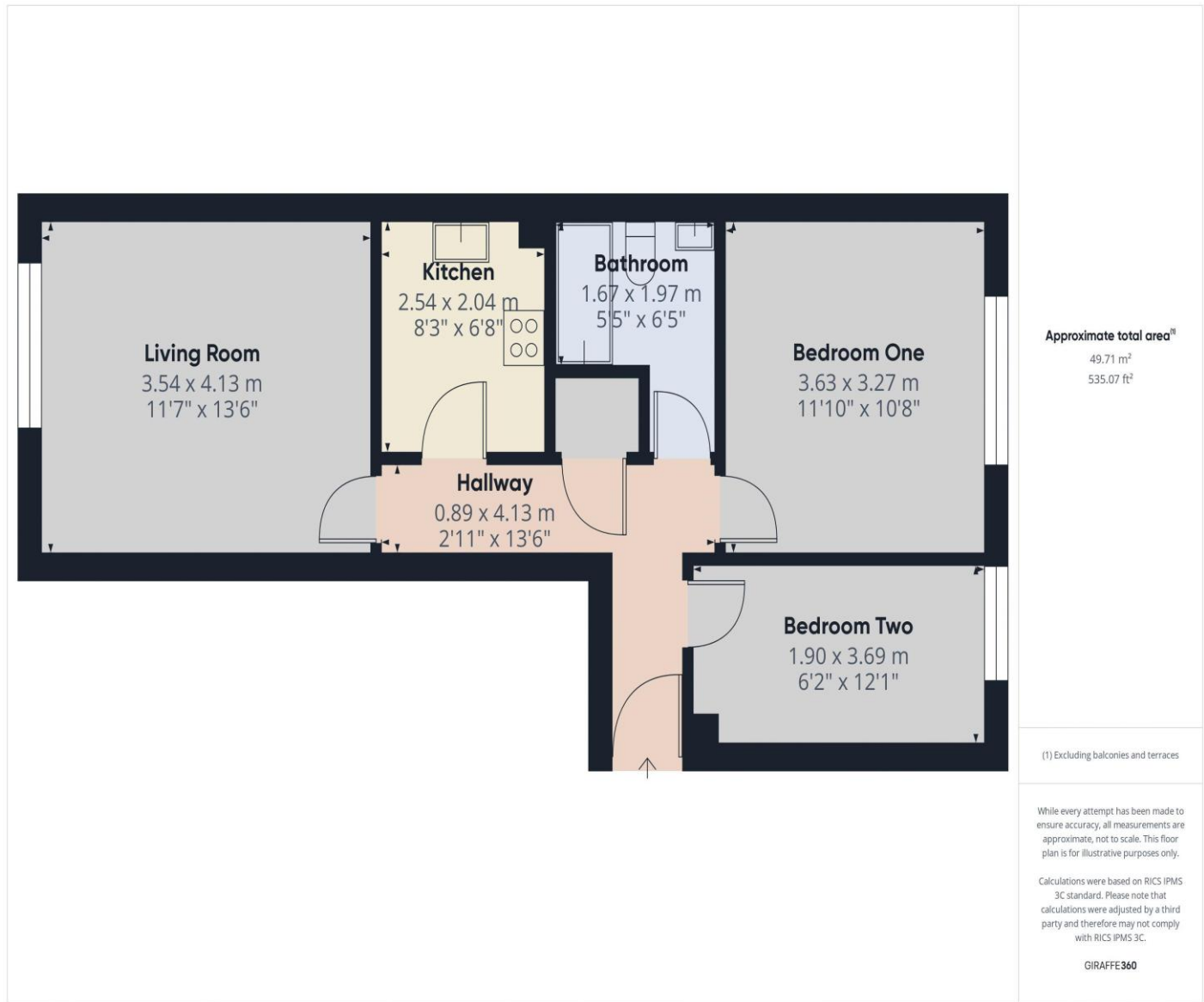
20/3/2025



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



DATA PROTECTION ACT 1998

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