



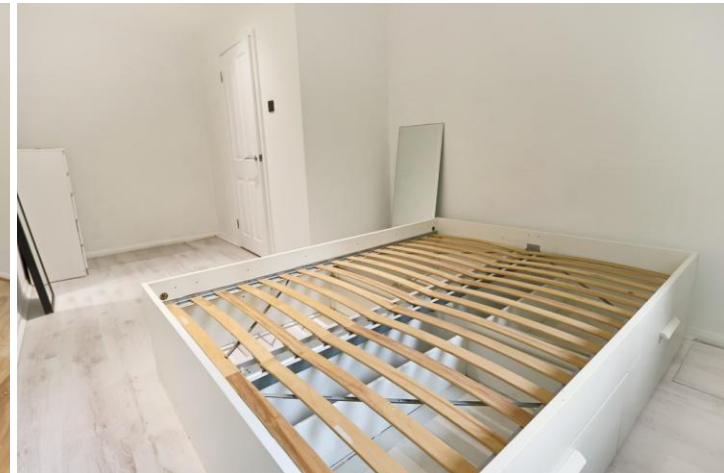
Court Bushes Road,  
Whyteleafe, CR3 0BX – Price £245,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

An opportunity to purchase this well presented top floor spacious apartment consisting of one bedroom, Lounge, Kitchen and Bathroom with the added benefit of an allocated parking space. The property is very conveniently located close to both Whyteleafe South and Upper Warlingham stations, each offering fast and frequent links into Central London. The area is also well served by regular bus routes and a selection of local shops. The larger centre of Caterham provide a wider range of shops, bars, restaurants and amenities.

The area is also well served by excellent local schools including Whyteleafe Primary, and beautiful open spaces. Access to the

- Top Floor Apartment
- One Bedroom
- Kitchen
- Lounge
- Bathroom
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Convenient Location
- No Onward Chain





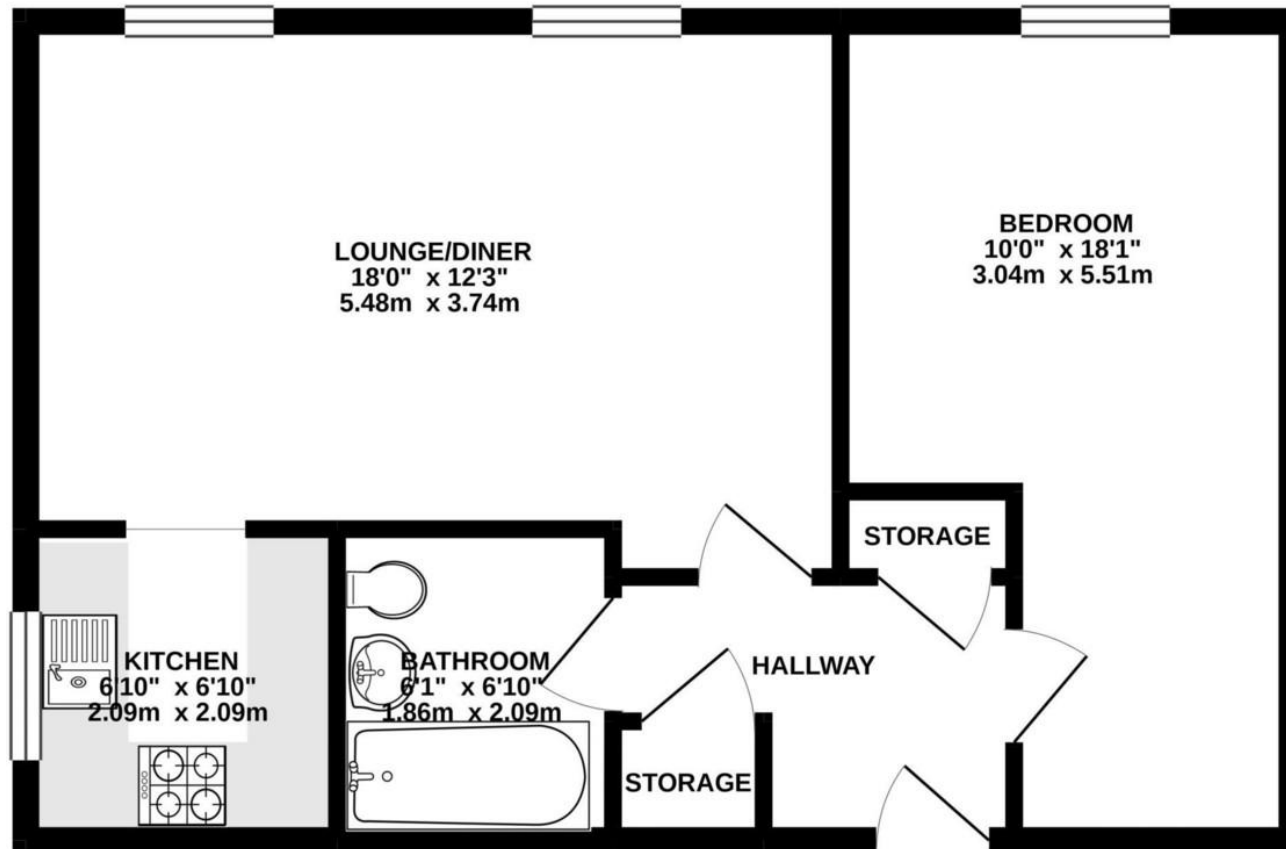
**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



Call us on **020 8668 5344 / 01737 551111**

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