



## 16 St. Mary's Mount, Caterham

£385,000 Leasehold

Located on an exclusive development with substantial communal grounds and tennis court • External balcony linking main reception and master bedroom • Garage and off-street parking • Two-bedroom, executive apartment • Stunning outlook to all aspects • En-suite to master suite



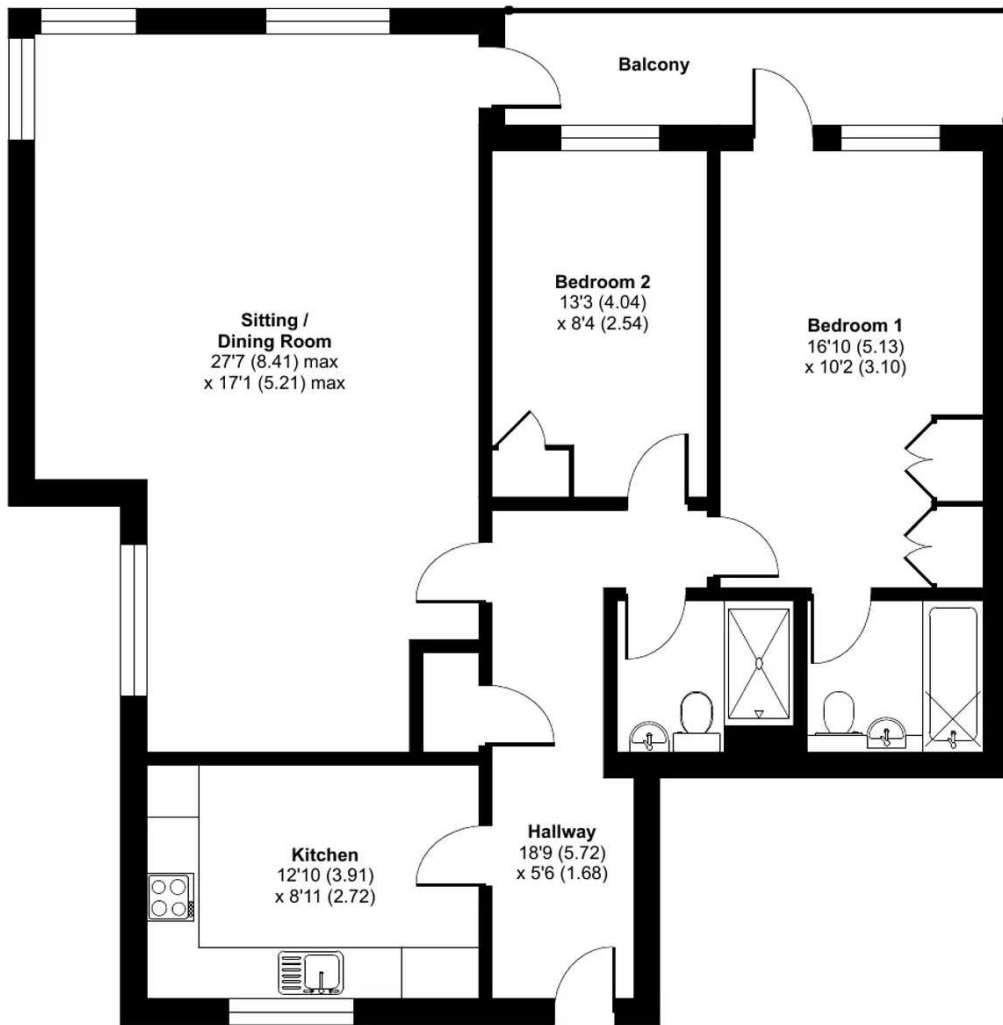
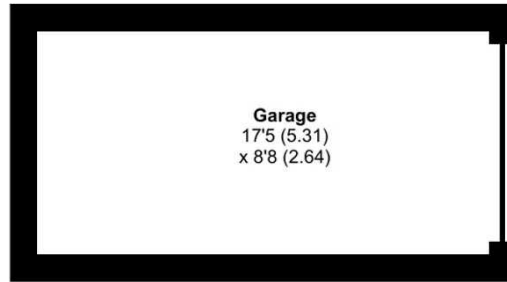
# St. Mary's Mount, CR3

Approximate Area = 1086 sq ft / 101 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1238 sq ft / 115 sq m

For identification only - Not to scale



**FIRST FLOOR**



This floor plan was constructed using measurements provided to © nichecom 2023 by a third party.  
Produced for Park & Bailey. REF: 1006235

Located on this exclusive and ever-popular development, within close proximity to Caterham Town centre, is this executive, two-bedroom apartment.

Presented in superb order throughout, features include two double bedrooms with fitted wardrobes, a large reception room with balcony overlooking the communal grounds, and a garage with allocated parking. With a superb outlook of the communal lawns and gardens to all aspects and far reaching views, this executive development is a serene and tranquil enclave, within close proximity to Caterham town centre's amenities and transport.

The accommodation comprises a generous reception room, which incorporates plentiful space for lounge and dining, with an external balcony overlooking the tennis court. Two double bedrooms both offering fitted wardrobes, with the master providing en-suite facility and access onto the balcony.

Outside The property offers an external balcony to the rear, overlooking the communal grounds. The property also comes complete with a garage, allocated parking and five visitor parking bays. The beautiful landscaped communal grounds also accommodate a tennis court, which is free to use for residents.

Council Tax Band E Service Charge £2,572.56 Annually - £214.38 paid monthly. Ground Rent £300 annually - £150 paid twice a year.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors - £250

Taylor Rose Solicitors - £250

AV Rillo - £300

Hawke Financial Services - 30%

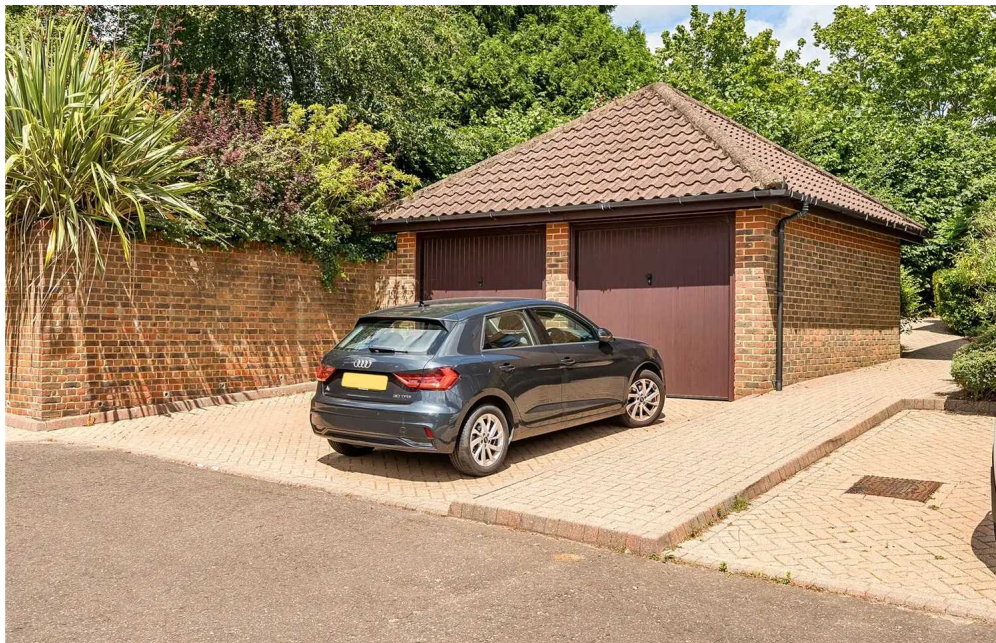
Arnold & Baldwin Surveyors - 10%

Huxley - 10%

Atrium Surveyors - £25



Located on this quiet, executive development, the property sits within half a mile of Caterham Railway Station which provides easy access to London. Caterham town centre offers an array of shopping, bars, restaurants and other amenities. The area is also close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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