



Guide Price
£325,000

Leasehold

2x  2x  1x 

**Emerson Court,
Coulson Road,
Caterham, Surrey, CR3**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Heat pump for water and under floor heating throughout
- Wrap round balcony
- Each bedroom comes with ensembles
- Gated parking with storage locker
- Walking distance to transport links, shops, schools and Coulsdon Common

Accommodation

SECOND FLOOR

Lounge: 15'11 x 11'5 (4.85m x 3.48m)

Kitchen: 12'1 x 7'3 (3.69m x 2.21m)

Bedroom 1: 15'10 x 9'4 (4.83m x 2.85m)

Ensuite Bathroom: 6'4 x 5'5 (1.93m x 1.65m)

Bedroom 2: 12'1 x 11'4 (3.69m x 3.46m)

Ensuite Shower Room: 5'11 x 5'3 (1.80m x 1.60m)

OUTSIDE

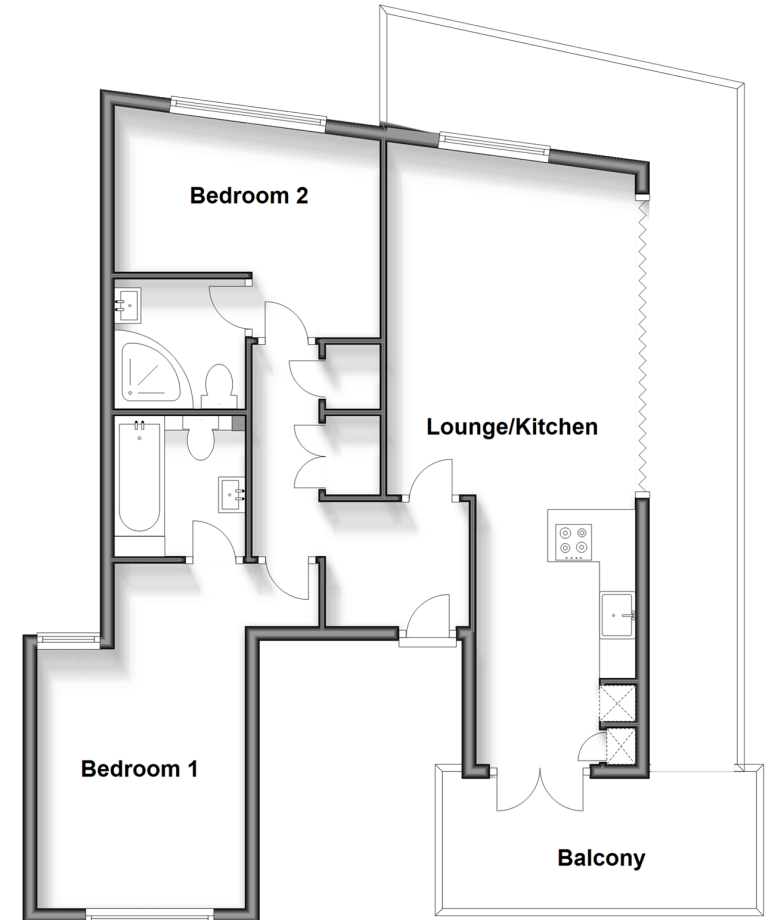
Allocated parking space

Storage Cupboard: 7'6 x 3'9 (2.29m x 1.14m)

Private Terrace

Second Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



Call Caterham - 01883 331000 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



24407880/20241008/AFO/BG