



**OVER 60?**

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

**Price**

**£280,000**

**Leasehold**

2x  2x  1x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- Bright and spacious open plan living
- Ensuite shower to bedroom one
- Gated allocated parking space and video entry
- Modern interior & move in ready
- Walking distance to local shops and bus stops

## Accommodation

### FIRST FLOOR

Entrance Hallway

Kitchen/Lounge/Diner: 19'0 x 17'0 (5.80m x 5.19m)

Bedroom 1: 19'0 x 9'0 (5.80m x 2.75m)

Bedroom 2: 15'0 x 7'0 (4.58m x 2.14m)

Bathroom: 9'0 x 6'0 (2.75m x 1.83m)

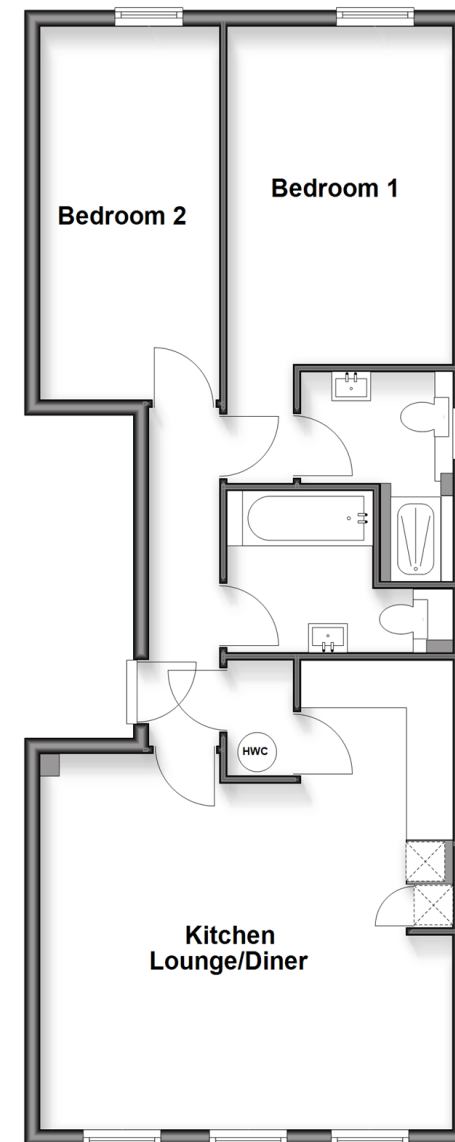
### OUTSIDE

Allocated parking space

Communal Garden

## First Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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