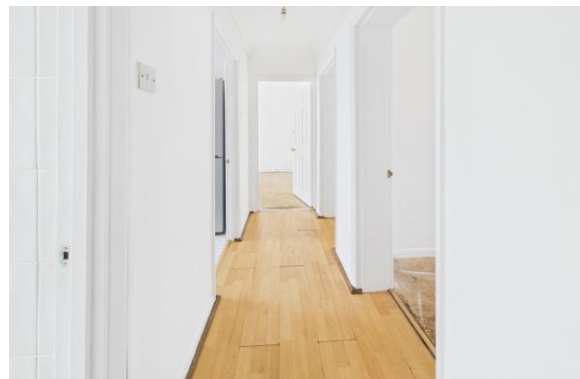


01883 348035



A SPACIOUS GROUND FLOOR TWO DOUBLE BEDROOM FLAT

***LARGE SQUARE LIVING ROOM 13' 10" x 13' 1" (4.21m x 3.98m) ***

***SEPARATE KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m) ***

DOUBLE GLAZED THROUGHOUT, GARAGE EN-BLOC & RESIDENTS OFF ROAD PARKING

NO ONWARD CHAIN, VIEWING RECOMMENDED !

This spacious 2-Double Bedroomed flat situated towards the rear of the Development, benefits from its own Garage set within a block. Shaw Court is also located within easy reach of Caterham on the Hill shops, amenities and transport links as well as surrounding countryside including Coulsdon Common. The flat has double glazed windows throughout, a great size Living Room with a separate Kitchen and a modern fitted Bathroom. Some light modernisation required.

IDEAL FIRST TIME BUYER/COMMUTER PROPERTY, NO ONWARD CHAIN!

Shaw Court, Ninehams Road, Caterham on the Hill, Surrey CR3 5LG

Asking Price: £245,000 Leasehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on at the roundabout into Townend and on into Buxton Lane. At the next roundabout turn left into Ninehams Road. Shaw Court is on the left hand side. The flat is in the block to the rear of the Development.

LOCATION

The property is on the borders of Caterham and Old Coulsdon with the picturesque Coulsdon Common almost opposite the property. Local amenities, shops, schools, dentists and doctors can be found in Caterham on the Hill and Old Coulsdon (which is the other side of Coulsdon Common) including a Tesco Supermarket at The Village, all within two miles of the property.

The Oasis Academy is within a mile of the property in Old Coulsdon and caters for the age group 11 - 16-year-olds, De Stafford School is also within the area in Burntwood lane Caterham as well as a choice of many infant and primary schools in the Caterham area.

The commuter into London has a choice of railway station at either Caterham Valley, Whyteleafe or Coulsdon with services into Croydon, London and the South Coast. The M25 motorway can be accessed at nearby Godstone, Junction 6 for the car commuter.

A QUIET LOCATION CLOSE TO TOWN AND PROTECTED COUNTRYSIDE!

ACCOMMODATION

ENTRANCE HALLWAY 11' 8" x 2' 10" (3.55m x 0.86m)

Coved ceiling, built in storage cupboard with electric meter and fuse box, wood effect flooring.

LIVING ROOM 13' 10" x 13' 1" (4.21m x 3.98m)

Double glazed window to the front, coved ceiling two wall light points and central light point, telephone point and electric heater.

KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m)

Double glazed window to the rear, wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards below, space for a fridge / freezer and plumbing and space for a washing machine, Space and plumbing for a Dishwasher, Range Cooker (not tested). Coved ceiling with inset spotlights, tiled surrounds and flooring.

BEDROOM ONE 13' 11" x 9' 6" (4.24m x 2.89m)

Double glazed window to the rear, coved ceiling, electric heater.

BEDROOM TWO 13' 9" x 8' 0" (4.19m x 2.44m)

Double glazed window to the front, electric heater.

BATHROOM 6' 4" x 5' 10" (1.93m x 1.78m)

Double glazed frosted window to the rear, white suite comprising of a shaped panelled bath with a mixer tap and a separate **TRITON** shower attachment, vanity wash hand basin with a mirror above and light and a low flush WC. Heated electric towel rail, tiled surrounds and flooring, large airing cupboard housing a cold water tank and hot water tank plus shelving.

OUTSIDE

GARAGE & RESIDENTS PARKING

The property benefits from its own Garage en-bloc to the rear of the Development with an up and over door. Within the Development there are unallocated parking spaces.

COMMUNAL GARDEN

There is an area of Communal Garden which is mainly laid to lawn set centrally between the three flat blocks.

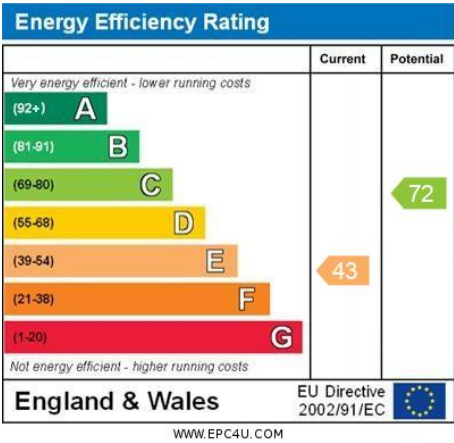


INFORMATION & COUNCIL TAX
LEASE TERM: 125 Years from 25/3/1999
MAINTENANCE/SERVICE CHARGE: £900.00 pa
GROUND RENT: £120.00 pa

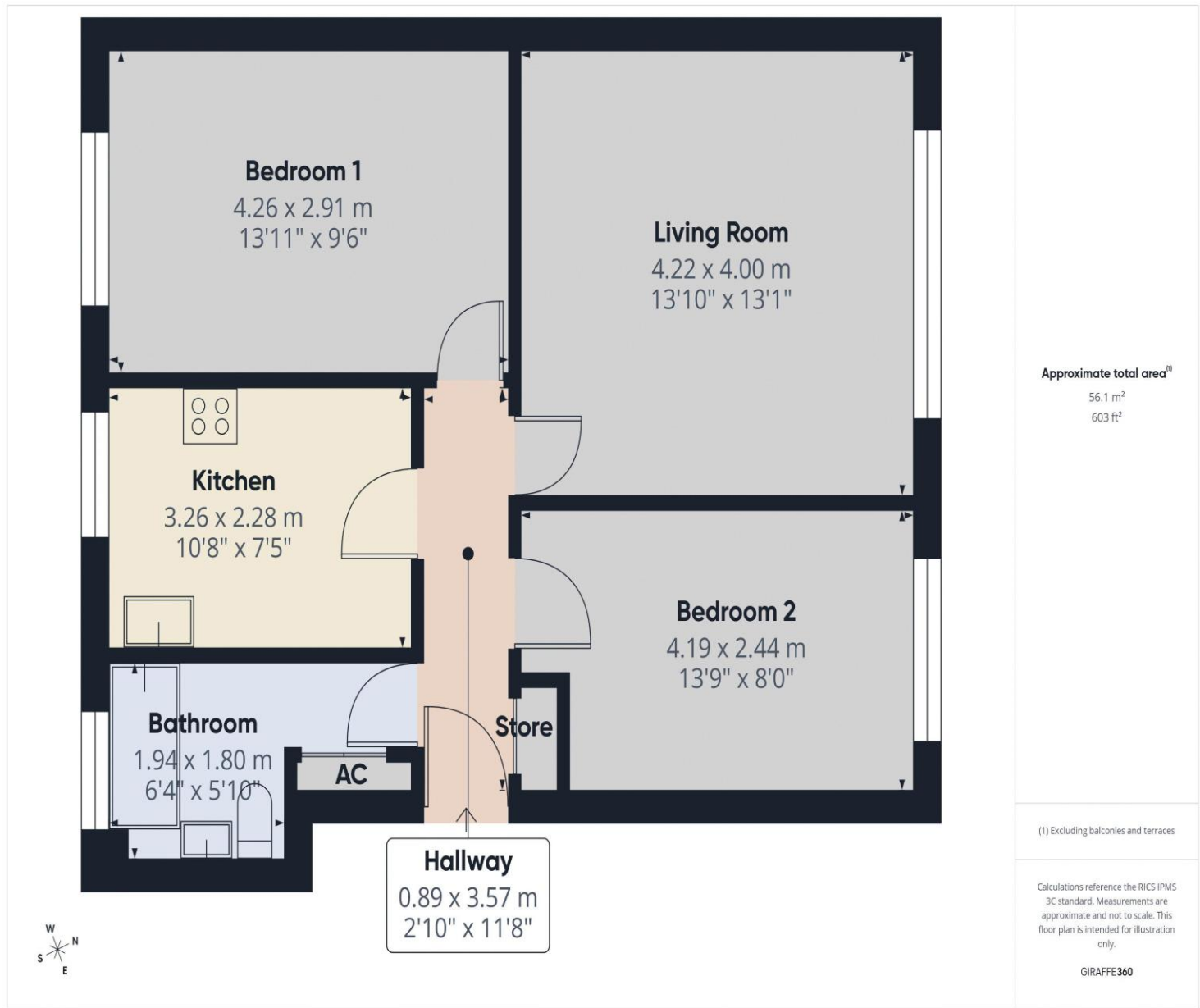
The current Council Tax Band is '**C**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>.

9/6/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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