



## 10 Martlet Court Coulsdon Road

Caterham CR3 5ND

**£1,325 PCM**

PURE-RESi are delighted to offer this well-presented one-bedroom top-floor apartment, ideally positioned within the popular Martlet Court development.

Upon entering, you are welcomed by a spacious entrance hall leading through to a bright and airy open-plan living and kitchen area, enhanced by a striking apex feature window that floods the space with natural light. The contemporary kitchen is fitted with a range of modern units and fitted appliances, including a fridge/freezer and washer/dryer.

The generous double bedroom enjoys front-facing views and benefits from access to a small private balcony, providing an ideal space to relax. The modern bathroom is finished to a high standard and features a shower suite.

Further benefits include allocated parking and a secure entry system.

Martlet Court is a modern purpose-built development located in Caterham on the Hill. The property is conveniently situated within easy reach of Caterham town centre and Caterham railway station, offering direct services to London Victoria and East Croydon. Residents can also enjoy nearby recreational amenities, including Surrey National Golf Club, Coulsdon Common, and a variety of local shops, restaurants, cafés, and supermarkets.

PURE-RESi homes are designed and managed exclusively for renters. As a resident, you will benefit from the security and reassurance of a professional landlord, longer-term tenancy options, dedicated management and maintenance teams, and access to a tenant app providing useful documentation, maintenance reporting, and communication features.

- Modern One Bedroom Apartment
- Allocated Parking
- Modern Fitted Kitchen With Appliances
- Small Private Balcony Off Bedroom
- Pre Wired For SKY
- Background Ventilation
- Council Tax Band B
- Built Exclusively For Renters
- Full Fibre Available - Up To 1600Mbps
- Top Floor (No Lift)

### Viewing

Please contact Pure Resi on 01306 888000 to arrange a viewing appointment for this property or if you require any further information.



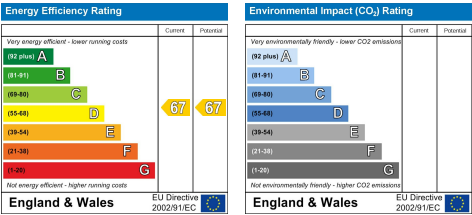
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Old Courthouse, 267-273, High Street, Dorking, Surrey, RH4 1RY  
Tel: 01306 888000 Email: info@pure-resi.co.uk www.pure-resi.co.uk