



RAYNERS
TOWN & COUNTRY

31 COLDSTREAM ROAD
CATERHAM, SURREY. CR3 5ZA

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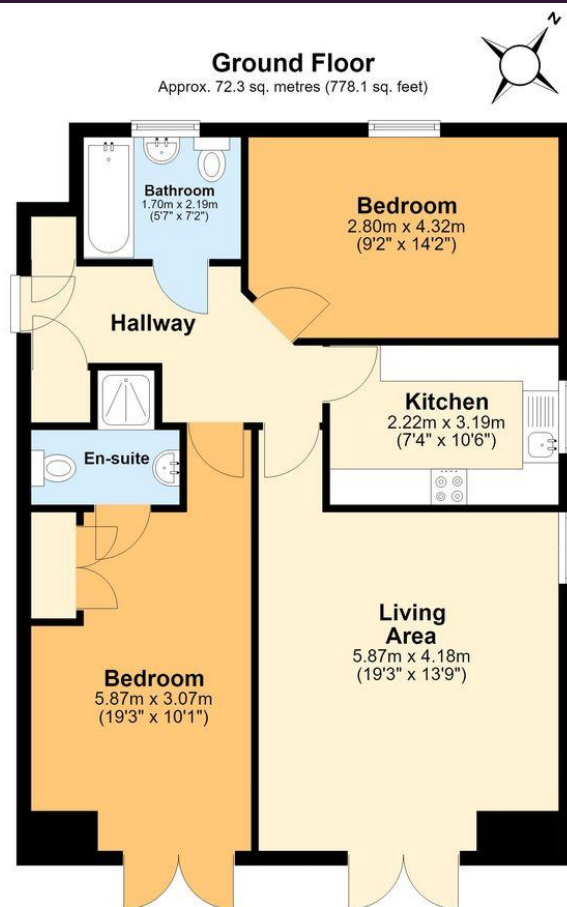
This ground floor apartment is situated in a modern block within the Village development in Caterham built by Linden Homes.

The property is well presented offering two double bedrooms, one of which as an en-suite shower room in addition to the main bathroom. The sleek, modern kitchen has recently been installed and a new boiler was fitted in June 2024. The lounge is spacious and benefits from doors giving access to the front garden and providing a lovely outlook over the cricket green.

Within walking distance of the Tesco store at the Village and amenities including Townhill Medical Practice, popular pubs and restaurants. Leisure facilities can be enjoyed at the Arc and De Stafford as well as popular local golf courses and countryside walks. Viewing is highly recommended.







- **Tenure:** Leasehold
- **Lease length** 125 years from January 1999 – Approximately 98 years remaining
- **Ground Rent** £300 p.a set for approx next 20 years and then due to increase (doubling every 25 years) please ask for details
- **Village Association** (quarterly invoices) £813.00 (£203 per invoice)
- **Maintenance** (6 month invoices Jan - June / June - Dec) £ 3354.00 (£1677 every 6 months)
- **Local Authority:** Tandridge District Council
- **Council Tax Band D**
- **EPC Rating C**
- **Information supplied by sellers to be verified through solicitors.**

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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