



6 Emerson Court 200 Coulsdon Road, Caterham, Surrey, CR3 5ND

Pollard Machin
estate agents since 1885

6 Emerson Court 200 Coulsdon Road
Caterham
Surrey CR3 5ND

Pollard Machin

estate agents since 1885

Offers Over £275,000

****NO CHAIN****

Situated in a convenient Caterham location, this well-presented two-bedroom first-floor apartment offers bright and spacious accommodation, ideal for first-time buyers, downsizers or investors alike. EPC Rating C. Council Tax Band C.

The property features an impressive open-plan kitchen, dining and reception room measuring over 20ft in length, creating a sociable living space with direct access to a private balcony. There are two generous bedrooms, including a principal bedroom with en suite shower room measuring over 19ft, together with a modern family bathroom.

Further benefits include a gated residents parking area, double glazing and a practical layout throughout.

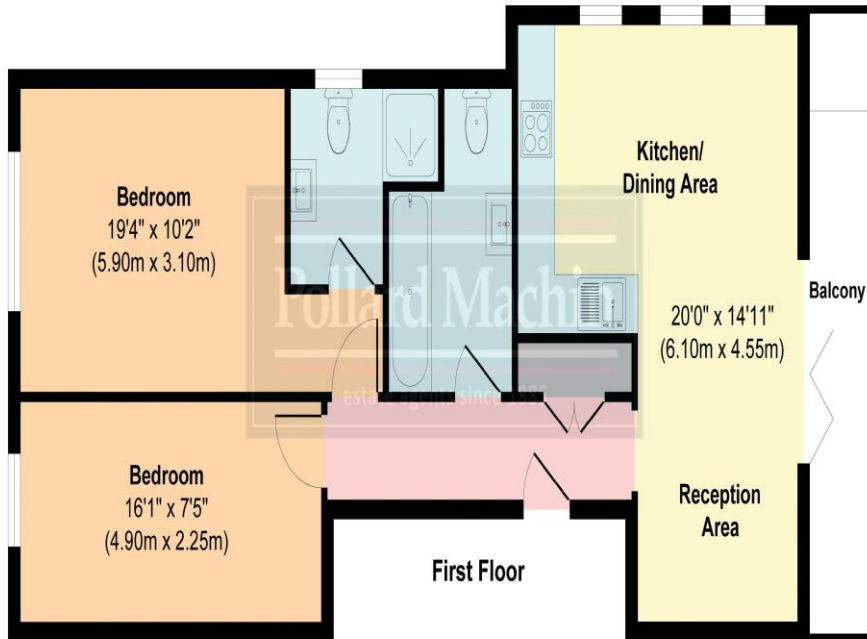
Emerson Court enjoys an excellent location with local amenities close at hand, including a Tesco store within easy reach for everyday shopping. Caterham town centre offers a wider selection of shops, cafés, restaurants and supermarkets, while Caterham railway station provides regular services into Central London. The area is also well served by open green spaces and excellent road links via the M25.

Accommodation

* Two bedrooms * Spacious open-plan kitchen/dining/reception room * Private balcony * Family bathroom * Separate WC * Gated residents' parking * Convenient Caterham location * Close to Tesco and local amenities * Ideal first-time purchase or investment opportunity

An internal viewing is highly recommended to fully appreciate the size and convenience of this attractive apartment.





Emerson Court, 200 Coulsdon Road, CR3
Approx. Gross Internal Area 678.1sq ft / 63sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

