



***A FIRST FLOOR ONE DOUBLE BEDROOM FLAT - CONVENIENT LOCATION! ***

***21' 9" x 11' 4" (6.64m x 3.47m) LIVING ROOM / KITCHEN* *DOUBLE BEDROOM 11' 6" x 11' 4" (3.51m x 3.46m) ***

***WELCOMING L'SHAPED HALLWAY* *MODERN WHITE BATHROOM 6' 9" x 5' 5" (2.08m x 1.65m) ***

LEASE - 125 YEARS FROM 24/6/2004 - 103 YEARS REMAINING

A FIRST FLOOR ONE DOUBLE BEDROOM FLAT centrally located in Caterham Valley so ideal for a Commuter and access to local shopping facilities. The flat offers good size accommodation

with a large double bedroom with built in wardrobes and a Open Plan Living Room to Kitchen.

The flat is double glazed and has electric heating, A secure flat with an entryphone system for access.

AN AFFORDABLE FIRST TIME PURCHASE - VIEWING RECOMMENDED!

Flat Timber Hill Court, 1 Timber Hill Road, Caterham, Surrey CR3 6FX
ASKING PRICE: £205,000 LEASEHOLD



KITCHEN: Double glazed window to the side, range of wall and base units with matching worktops and tiled surrounds, single bowl sink unit with a mixer tap, built in electric oven with a four ring electric hob above, space and plumbing for a washing machine and a dishwasher, space for a tumble dryer. Wood effect flooring.

DOUBLE BEDROOM 11' 6" x 11' 4" (3.51m x 3.46m)
Double glazed window to the front, wall of built in wardrobes, coved ceiling and electric radiator.

BATHROOM 6' 9" x 5' 5" (2.08m x 1.65m)
Re-fitted in 2025, white suite comprising of a panelled bath with a shower fitment, vanity wash hand basin and a low flush WC. Electric wall mounted heated towel rail, tiled surrounds and flooring.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 24/6/2004

MAINTENANCE/SERVICE CHARGE: £769.00 every 6 months.

GROUND RENT: £150.00 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>.

21/10/2026



DIRECTIONS: The flat is located above commercial premises centrally in Caterham Valley. From the railway station turn left, at the roundabout turn right into Godstone Road and immediately left into Timberhill Road, the entrance to the flats is on the left-hand side.

LOCATION: This is an ideal location for the commuter being only approximately 200 metres from Caterham Railway Station which has a regular service into Croydon and Central London. Also, the flat is within walking distance of all the local shops, supermarkets, pubs and restaurants in Caterham Valley.

There are local countryside walks in Harestone Valley and nearby Godstone and a regular bus service from Caterham towards Croydon and in the opposite direction to Godstone and beyond travelling south.

A GREAT LOCATION FOR A BUSY LIFESTYLE!

COMMUNAL HALLWAY

There is a Security Entryphone System to the block and a set of stairs leading to the first floor. To the right hand side of the next staircase there is a door which leads to an L'shape hallway, the flat is straight ahead of you at the end of the hallway.

ACCOMMODATION

ENTRANCE HALLWAY

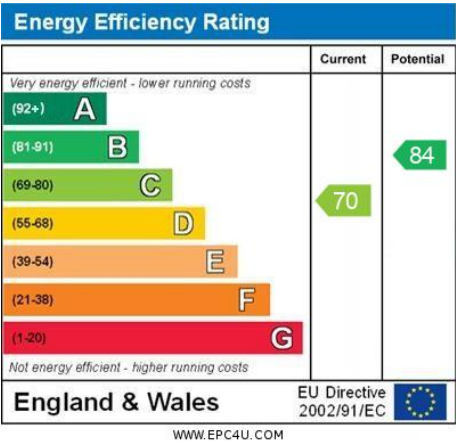
L'shaped hallway with a high level double glazed frosted window to the side, coved ceiling and electric radiator. Built in store cupboard, access to all rooms.

LIVING ROOM / KITCHEN

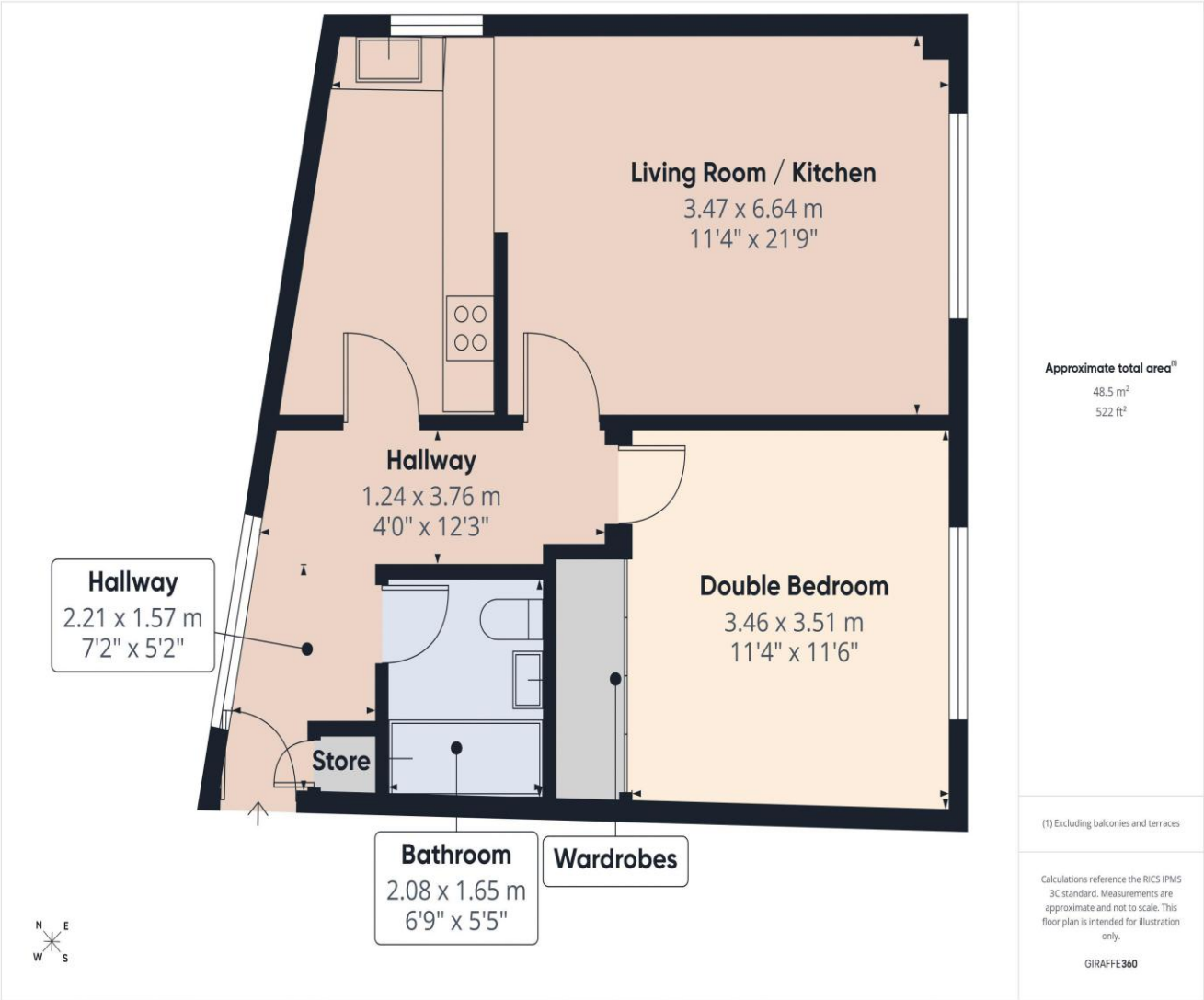
21' 9" x 11' 4" (6.64m x 3.47m)

LIVING ROOM: Double glazed window to the front, coved ceiling, TV point and electric radiator. Breakfast Bar open plan to:

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk