



**Guide Price**  
**£260,000**

**Leasehold**

2x  1x  1x 

**Stafford Rise, Caterham,  
Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- First floor flat with Juliet balcony
- Allocated parking and visitor parking
- Open plan kitchen/living area
- Walking distance to Caterham Station & local shops
- Set back from the road with play park and open space

## Accommodation

### FIRST FLOOR

Entrance Hall

Living Area: 15'3 x 10'8 (4.65m x 3.25m)

Kitchen: 10'8 x 7'5 (3.25m x 2.26m)

Bedroom 1: 12'0 x 9'6 (3.66m x 2.90m)

Bedroom 2: 12'0 x 7'5 (3.66m x 2.26m)

Bathroom: 8'0 x 7'0 (2.44m x 2.14m)

### OUTSIDE

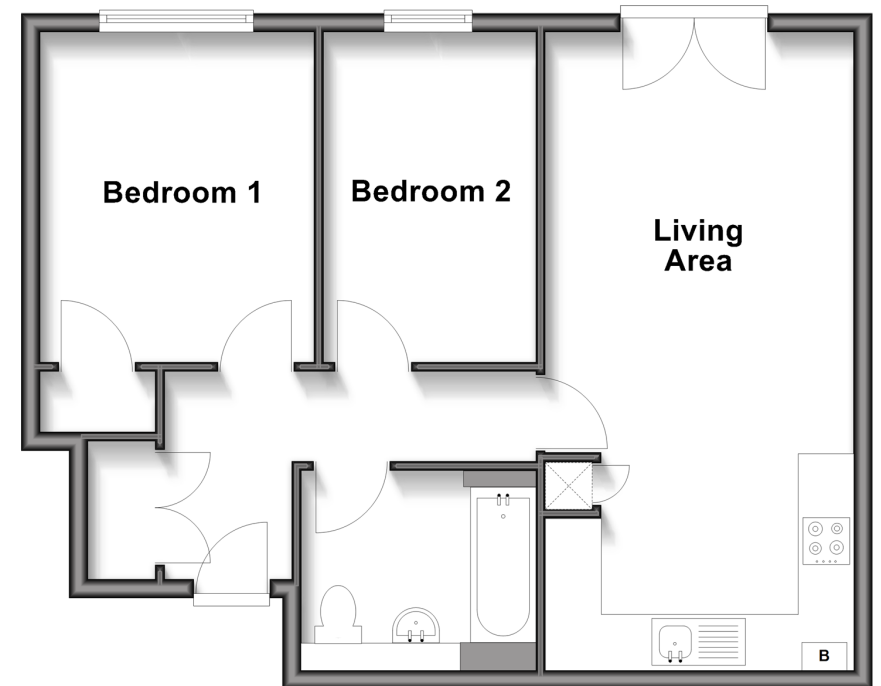
Juliet Balcony

1 Allocated parking space

Visitor Parking

## First Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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