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Residential Sales & Lettings

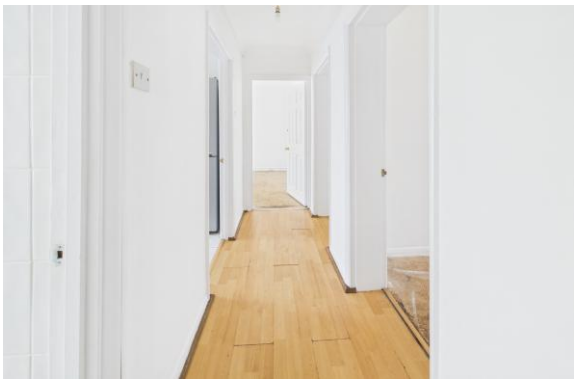
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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





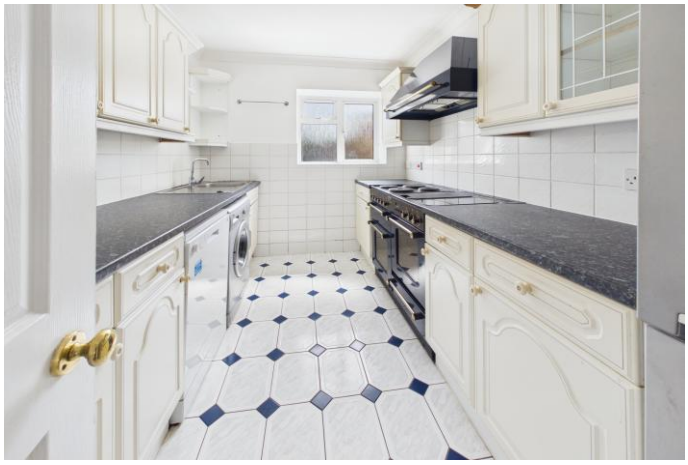
***A SPACIOUS GROUND FLOOR TWO DOUBLE BEDROOM FLAT***
***LARGE SQUARE LIVING ROOM 13' 10" x 13' 1" (4.21m x 3.98m) ***
***SEPARATE KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m) * NEW CARPETS TO BE FITTED UPON COMPLETION! ***
***DOUBLE GLAZEDTHROUGHOUT, GARAGE EN-BLOC & RESIDENTS OFF ROAD PARKING***
***NO ONWARD CHAIN, VIEWING RECOMMENDED !***

**This spacious 2-Double Bedroomed flat situated towards the rear of the Development, benefits from its own Garage set within a block. Shaw Court is also located within easy reach of Caterham on the Hill shops, amenities and transport links as well as surrounding countryside including Coulsdon Common. The flat has double glazed windows throughout, a great size Living Room with a separate Kitchen and a modern fitted Bathroom. Some light modernisation required.**
**IDEAL FIRST TIME BUYER/COMMUTER PROPERTY, NO ONWARD CHAIN!**

## Shaw Court, Ninehams Road, Caterham on the Hill, Surrey CR3 5LG
## Asking Price: £245,000 Leasehold

rightmove.co.uk | Zoopla Smarter property search | PrimeLocation.com | A member of OnTheMarket.com | The Property Ombudsman | naea | propertymark PROTECTED

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**DIRECTIONS**
From the High Street in Caterham on the Hill proceed straight on at the roundabout into Townend and on into Buxton Lane. At the next roundabout turn left into Ninehams Road. Shaw Court is on the left hand side. The flat is in the block to the rear of the Development.

**LOCATION**
The property is on the borders of Caterham and Old Coulsdon with the picturesque Coulsdon Common almost opposite the property. Local amenities, shops, schools, dentists and doctors can be found in Caterham on the Hill and Old Coulsdon (which is the other side of Coulsdon Common) including a Tesco Supermarket at The Village, all within two miles of the property.

The Oasis Academy is within a mile of the property in Old Coulsdon and caters for the age group 11 - 16-year-olds, De Stafford School is also within the area in Burntwood lane Caterham as well as a choice of many infant and primary schools in the Caterham area.

The commuter into London has a choice of railway station at either Caterham Valley, Whyteleafe or Coulsdon with services into Croydon, London and the South Coast. The M25 motorway can be accessed at nearby Godstone, Junction 6 for the car commuter.

**A QUIET LOCATION CLOSE TO TOWN AND PROTECTED COUNTRYSIDE!**

## ACCOMMODATION

**ENTRANCE HALLWAY** *11' 8" x 2' 10" (3.55m x 0.86m)*
Coved ceiling, built in storage cupboard with electric meter and fuse box, wood effect flooring.

**LIVING ROOM** *13' 10" x 13' 1" (4.21m x 3.98m)*
Double glazed window to the front, coved ceiling two wall light points and central light point, telephone point and electric heater.

**KITCHEN** *10' 8" x 7' 5" (3.25m x 2.26m)*
Double glazed window to the rear, wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards below, space for a fridge / freezer and plumbing and space for a washing machine, Space and plumbing for a Dishwasher, Range Cooker (not tested). Coved ceiling with inset spotlights, tiled surrounds and flooring.

**BEDROOM ONE** *13' 11" x 9' 6" (4.24m x 2.89m)*
Double glazed window to the rear, coved ceiling, electric heater.

**BEDROOM TWO** *13' 9" x 8' 0" (4.19m x 2.44m)*
Double glazed window to the front, electric heater.

**BATHROOM** *6' 4" x 5' 10" (1.93m x 1.78m)*
Double glazed frosted window to the rear, white suite comprising of a shaped panelled bath with a mixer tap and a separate **TRITON** shower attachment, vanity wash hand basin with a mirror above and light and a low flush WC. Heated electric towel rail, tiled surrounds and flooring, large airing cupboard housing a cold water tank and hot water tank plus shelving.

**OUTSIDE**

**GARAGE & RESIDENTS PARKING**
The property benefits from its own Garage en-bloc to the rear of the Development with an up and over door. Within the Development there are unallocated parking spaces.

**COMMUNAL GARDEN**
There is an area of Communal Garden which is mainly laid to lawn set centrally between the three flat blocks.



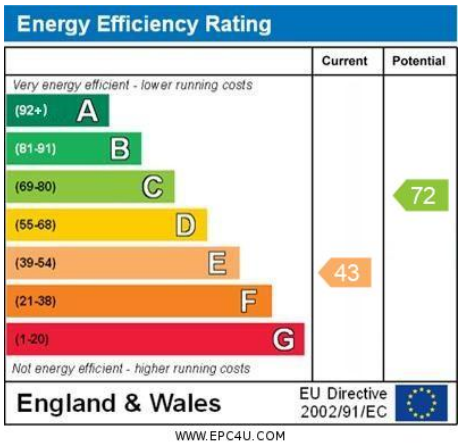
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**INFORMATION & COUNCIL TAX**
**LEASE TERM:** 125 Years from 25/3/1999
**MAINTENANCE/SERVICE CHARGE**: £900.00 pa
**GROUND RENT:** £120.00 pa

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.

**9/6/2026**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

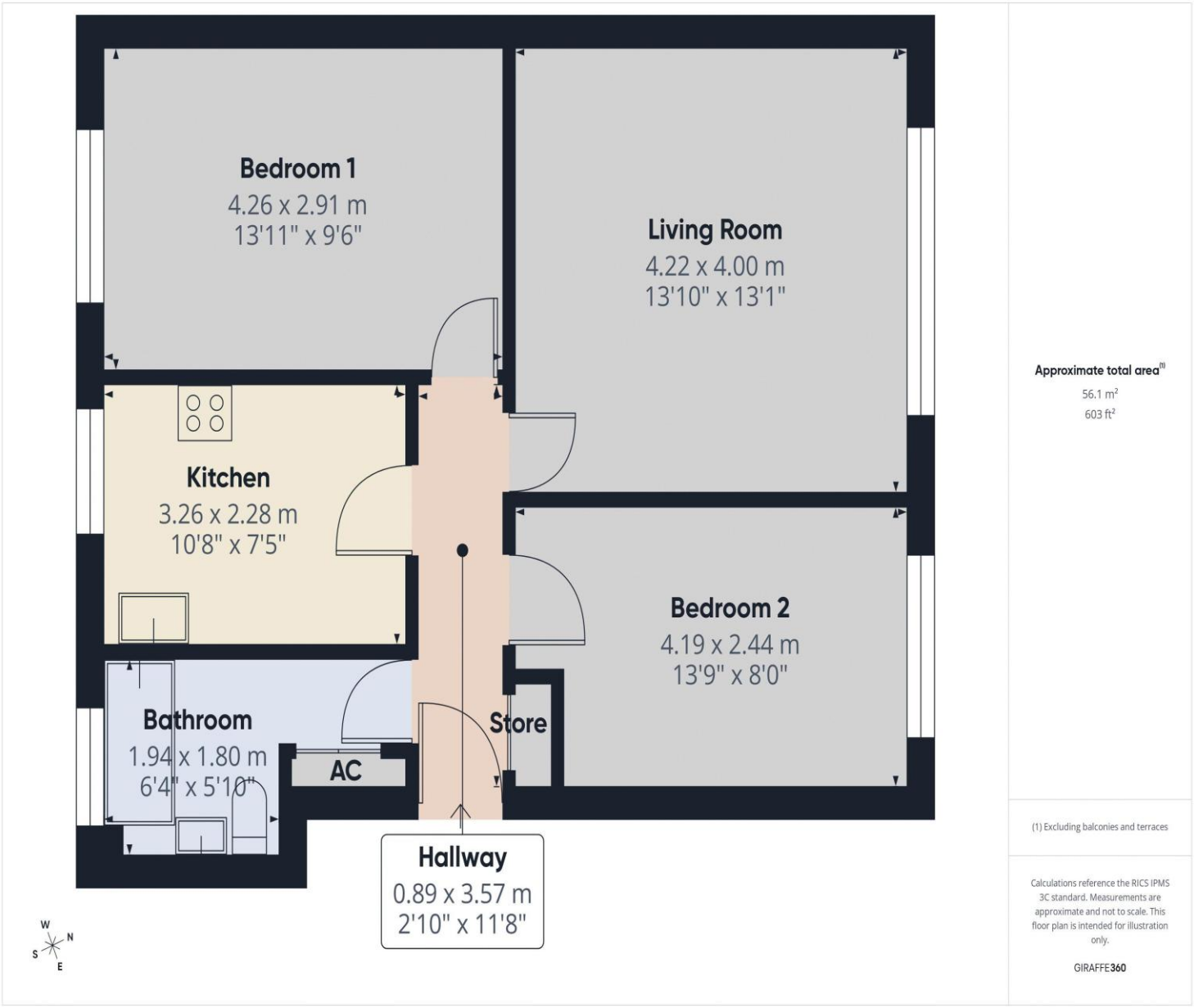









## FLOORPLAN




**DATA PROTECTION ACT 1998**

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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