



33 BOURNE COURT, CROYDON ROAD, CATERHAM
SURREY, CR3 6AZ

33 BOURNE COURT, CROYDON ROAD CATERHAM, CR3 6AZ

GUIDE PRICE £95,000

Apartment 33 is a top floor apartment within the highly regarded Bourne Court retirement development, conveniently located just a short walk from Caterham town centre and railway station. Offering comfortable and independent living in a secure and well-managed environment. The accommodation includes a generous 24ft lounge/dining room, a fitted kitchen with integrated appliances, two double bedrooms with built-in wardrobes and a modern refitted shower room. A spacious entrance hall with excellent storage completes the layout. Bourne Court benefits from lift access to all floors, residents' parking, a communal lounge, laundry facilities and an on-site house manager. Emergency Careline pull cords are installed throughout the apartment for added peace of mind. The property is offered with a lease of over 90 years. Ideally situated close to Caterham's excellent range of shops, supermarkets, cafés, restaurants and transport links, this is an excellent opportunity to enjoy retirement living in a convenient and attractive location surrounded by beautiful Surrey countryside.

Tenure: Leasehold

**Lease Length: 125 years from June 1994
approximately 93 years remaining**

Current charges are:

Service charge : Approx £5500 per year

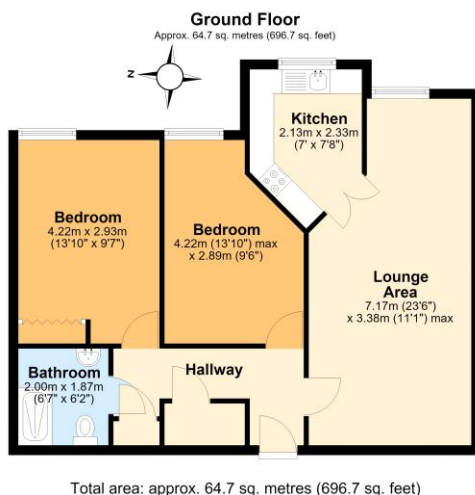
Ground rent: Approx £600 per year

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: E

This information has been provided by the seller and will need to be verified through solicitors .



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

01883 622 258

enquiries@raynersproperties.com

www.raynersproperties.com

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

RAYNERS
TOWN & COUNTRY