



18A CROYDON ROAD, CATERHAM,
SURREY, CR3 6QB

18A CROYDON ROAD, CATERHAM SURREY, CR3 6QB

GUIDE PRICE £325,000

An exceptionally spacious and immaculately presented three-bedroom flat located in the very heart of Caterham. Arranged over two floors, the first floor features a bright and stylish open-plan lounge, dining and kitchen area, along with a generous master bedroom complete with a modern en-suite. The second floor offers two further well-proportioned double bedrooms and a contemporary family bathroom. To the rear of the property is a private garden with a level terrace, accessed directly from the dining area, providing an ideal space for barbecues and outdoor entertaining. Perfectly positioned for local amenities and transport links, this impressive home combines central convenience with flexible, comfortable living. A new lease will be issued to the new owner upon completion. Viewing highly recommended.

Tenure: Leasehold

Lease Length: New lease to be granted 999 years

Maintenance charge will be approx. £600 per year.

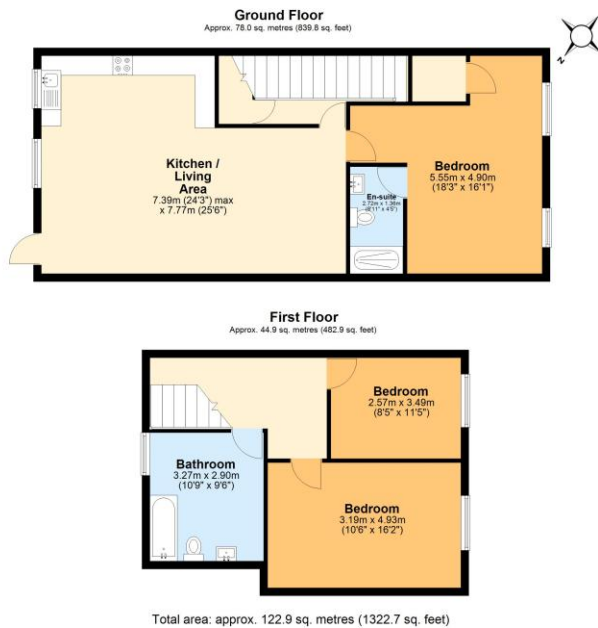
Ground Rent £peppercorn

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: C

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