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





GROUND FLOOR ONE DOUBLE BEDROOM FLAT
OPEN PLAN KITCHEN/LIVING ROOM 21' 5" x 14' 5" (6.52m x 4.39m)
LARGE DOUBLE BEDROOM 11' 3" x 11' 0" (3.43m x 3.35m)* *DOUBLE GLAZED & GAS CENTRAL HEATING
*** ELECTRIC OVEN, HOB AND WASHING MACHINE TO REMAIN* *JULIET BALCONY OFF THE LIVING AREA***
AN INTERNAL VIEWING RECOMMENDED TO FULLY APPRECIATE THE SIZE AND CONVENIENT LOCATION!

A LARGE GROUND FLOOR ONE DOUBLE BEDROOM FLAT located within half a mile of Caterham Town Centre and Railway Station. The flat has a large Open Plan Living Area 21' 5" x 14' 5" (6.52m x 4.39m) opening onto a fitted modern Kitchen. The double Bedroom has a built in wardrobe and the Bathroom has a large panelled bath with space for a shower at one end. The flat gas central heating and an Air Filtration/Purifier System throughout the flat. Outside there is a Residents Parking Area with an allocated parking space and Visitor Parking.
AN IMPRSSIVE FLAT IN A CONVENIENT LOCATION!

Carpenters Court, Croydon Road, Caterham, Surrey CR3 6PX
Asking Price: £245,000 Leasehold

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77-79 High Street, Caterham, Surrey CR3 5UF
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DIRECTIONS
From Caterham Valley town centre proceed along Croydon Road past all the shops and continue past Dunwoody's Timber Merchants, there is a driveway on the left-hand side to Carpenters Court, the residents and visitors parking area is on the right-hand side with Carpenters Court on the left-hand side.

LOCATION
Located within half a mile of the town centre this is an ideal location for the commuter into London and for the local shops, amenities and a choice of four supermarkets in Caterham Valley.

Caterham Station has a regular train service into Croydon and Central London; there is also a regular bus service into Croydon and beyond as well as south towards East Grinstead. The M25 motorway junction 6 at Godstone is approximately 2.5 miles away.

The area also has a good selection of restaurants and pubs, the greenbelt countryside at Godstone and Chaldon are within 2 - 3 miles of the property.

A GREAT LOCATION CLOSE TO THE TOWN AND COUNTRYSIDE!

ACCOMMODATION

COMMUNAL HALLWAY
Security Entryphone system, carpeted Communal Hallway, turn right through a swing door to the flat's front door which is on the Ground Floor.

ENTRANCE HALLWAY *10' 2" x 4' 0" (3.10m x 1.22m)*
Inset spotlighting to the ceiling, security entry phone, useful storage cupboard with shelving and the electric fuse box plus the power unit for the Air Purifier for the flat. Radiator and wood effect flooring.

KITCHEN OPEN PLAN TO LIVING ROOM
21' 5" x 14' 5" (6.52m x 4.39m)

KITCHEN: Range of modern wall and base units with matching worktops incorporating a Breakfast Bar with two high stools, space for a fridge/freezer, washing machine will remain, built in AEG electric oven and grill with a four-ring electric hob and extractor fan and hood above. Built in Wine Cooler, wall mounted IDEAL gas fired combination boiler set in a wall unit. Tiled surrounds and flooring, inset spotlighting to the ceiling. Open Plan to:

LIVING AREA: Double glazed inward open french doors with a Juliet Balcony overlooking the front aspect. Inset spotlighting to the ceiling plus two Air Purifier outlets. TV point, wood effect flooring and a double radiator.

DOUBLE BEDROOM *11' 3" x 11' 0" (3.43m x 3.35m)*
Double glazed window to the side, built in double wardrobe with sliding mirror fronted doors, radiator.

BATHROOM *7' 0" x 6' 10" (2.13m x 2.08m)*
Modern white suite comprising of a shower shaped panelled bath with a mixer tap and a separate **AQUALISA** shower fitment. Vanity wash hand basin with a fitted mirror above and a low flush WC. Inset spotlighting to the ceiling, tiled surrounds and flooring. Wall mounted heated towel rail and extractor fan. 'Duplex Vent' control for air-purifier system.

OUTSIDE

RESIDENTS PARKING
There is a Residents Parking area opposite the block with one allocated parking space and visitor spaces.

LEASEHOLD INFORMATION & COUNCIL TAX
LEASE TERM: 125 years from 1/10/2011.
MAINTENANCE/SERVICE CHARGE: £1330.00 pa inc of Ground Rent

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.
13/11/2026



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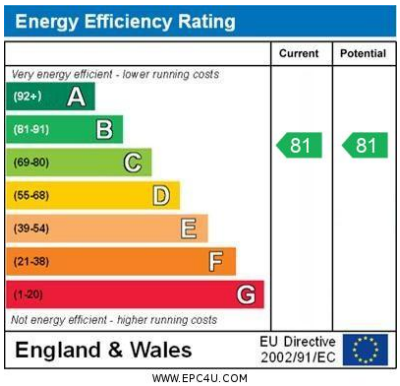




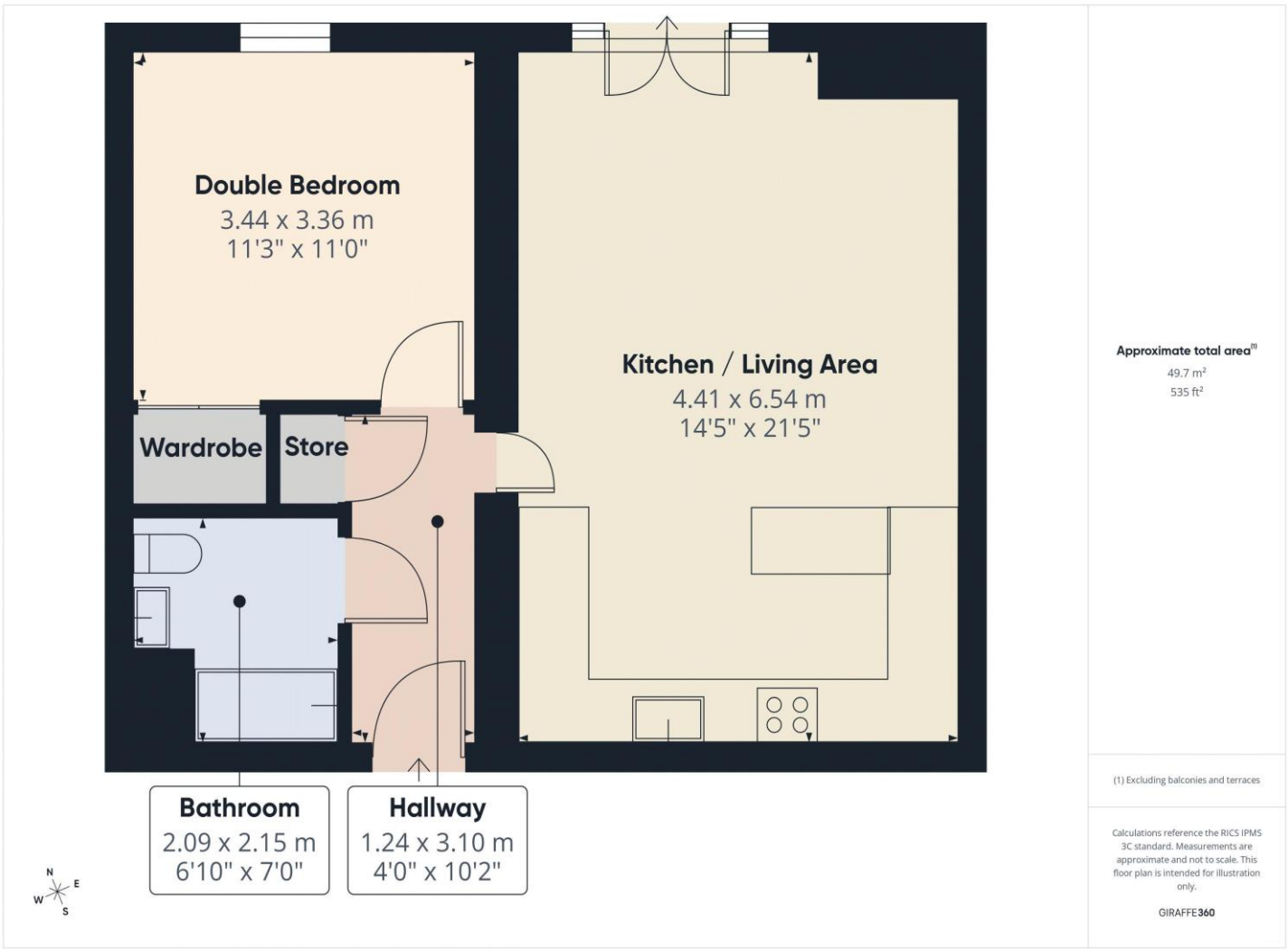




ENERGY PERFORMANCE CERTIFICATE (EPC)



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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