



A TWO DOUBLE BEDROOM SECOND FLOOR PURPOSE BUILT FLAT

***LIVING ROOM 15' 8" x 11' 0" (4.77m x 3.35m) * MODERN KITCHEN ***

MAIN DOUBLE BEDROOM WITH BUILT IN WARDROBE* MODERN WHITE BATHROOM SUITE

GREAT LOCATION WITHIN HALF A MILE OF LOCAL SHOPS AND OPEN COUNTRYSIDE

A MODERN TWO BEDROOM SECOND FLOOR PURPOSE BUILT FLAT located within the sought after Hambledon Park, which is close to amenities and access to the North Downs Countryside.

The flat has a great size Living Room with a modern Fitted Kitchen and Two double Bedrooms.

There is gas fired central heating and double-glazed sealed windows throughout.

Outside there are **TWO ALLOCATED PARKING BAYS** within the Residents Parking area in front of the block.

A CONVENIENT AND PEACEFUL LOCATION, NO ONWARD CHAIN!

Bunce Drive, Hambledon Park, Caterham, Surrey CR3 5FG

Asking Price: £279,950 Leasehold



DIRECTIONS

From Caterham on the Hill High Street proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next mini roundabout turn left into Hambledon Park, at the junction turn left into St Lawrence Way and then second left into Bunce Drive, the access to the Residents Parking area in front of the block is first left.

LOCATION

The flat is in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village. A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon.

The area also has a good selection of schools at infant and junior level including nursery schools. Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN STYLE FLAT SET WITHIN A
PEACEFUL AND CONVENIENT LOCATION!**

ACCOMMODATION

COMMUNAL HALLWAY

A carpeted and well-maintained Communal Hallway with a staircase to all floors. The block is accessed via an Entryphone system.

ENTRANCE HALLWAY

Coved ceiling, built in Cloaks Cupboard with an electric fuse box, built in Airing Cupboard with a 'Gledhill' hot water tank, radiator.

LIVING ROOM 15' 8" x 11' 0" (4.77m x 3.35m)

Two double glazed windows to the front aspect, coved ceiling, TV point and telephone point, central heating thermostat, double radiator and a single radiator. Door to:

KITCHEN 10' 0" x 6' 4" (3.05m x 1.94m)

Double glazed window to the rear, range of modern wall and base units with matching worktops and tiled surrounds. Built in **NEFF** electric oven with a four ring electric hob above. One and a half bowl stainless steel sink unit with a mixer tap and cupboards below. Space and plumbing for a washing machine and space for a Fridge / Freezer. Wall mounted gas fired Potterton gas central heating boiler set within a wall cupboard.

BEDROOM ONE 12' 3" x 8' 9" (3.73m x 2.66m)

Double glazed window to the front, coved ceiling, built in double wardrobe, radiator.

BEDROOM TWO 12' 3" x 6' 6" (3.74m x 1.99m)

Double glazed window to the front, coved ceiling and radiator.

BATHROOM 6' 8" x 6' 3" (2.04m x 1.91m)

Double glazed frosted window to the rear. White modern suite with tiled surrounds comprising of a panelled bath with a mixer tap shower attachment, pedestal wash hand basin and a low flush WC. There is a shaver point, extractor fan, radiator and wood effect flooring.

OUTSIDE

RESIDENTS PARKING

To the front of the block there is a large Resident Parking Area. The flat has two allocated parking bays.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/3/1997

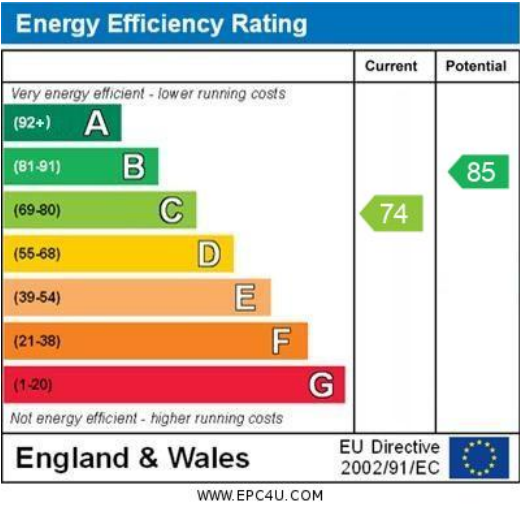
MAINTENANCE/SERVICE CHARGE : £1,200 pa, paid in two instalments plus Building Insurance - £173.85 pa (September 2026 to September 2027)

GROUND RENT: £140.00 pa.

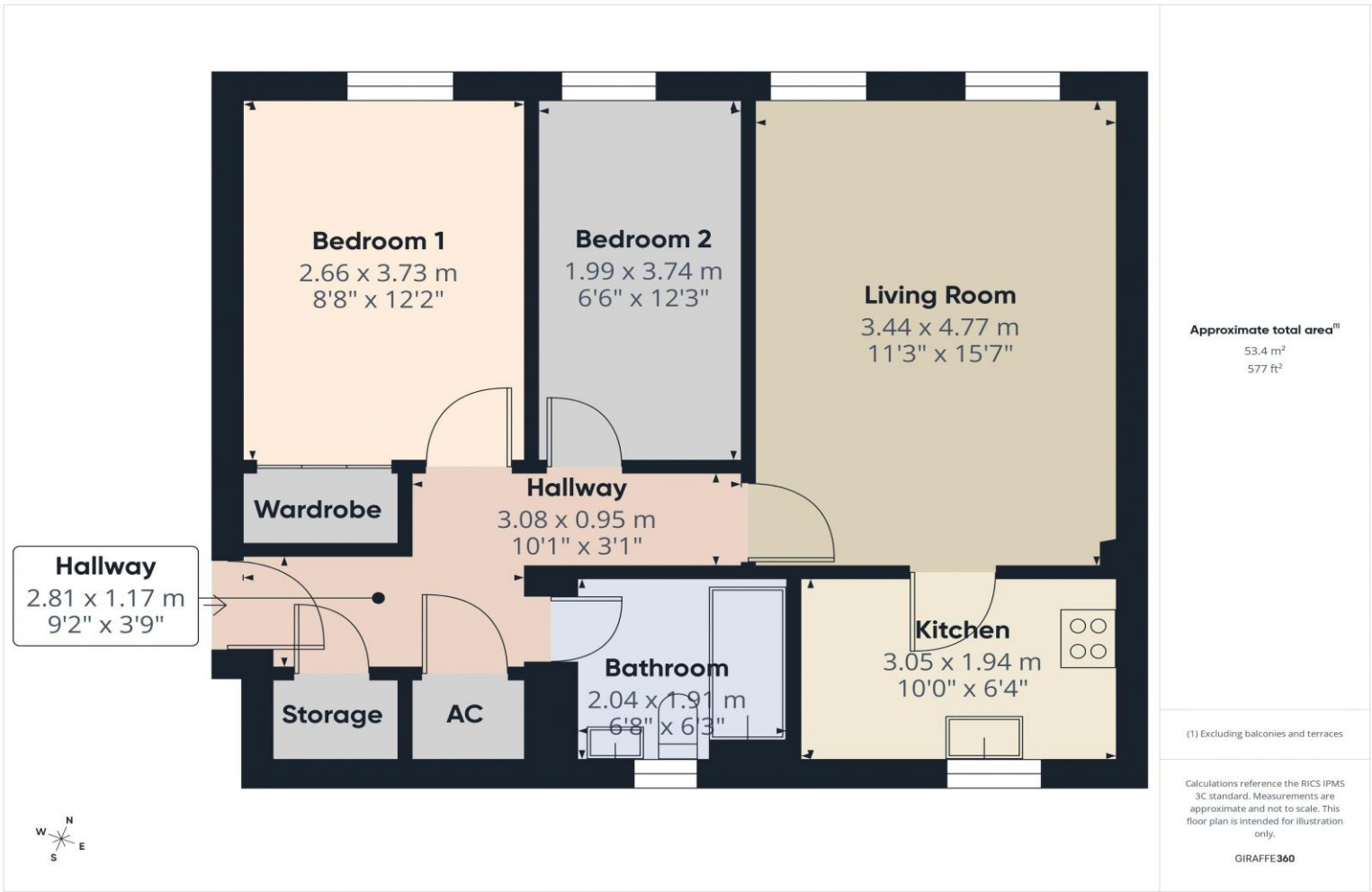
The current Council Tax Band is '**D**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>. **10/8/2026**



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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