

**01883 348035**



**Carpenters Court, 151 Croydon Road, Caterham CR3 6PX**



**\*A MODERN TOP FLOOR ONE DOUBLE BEDROOM PURPOSE BUILT FLAT\***

**\*OPEN PLAN LIVING ROOM / KITCHEN 16' 8" x 15' 4" (5.09m x 4.68m)\***

**\*L'SHAPED HALLWAY WITH ACCESS TO A LOFT\* \*DOUBLE BEDROOM WITH VIEWS AND BUILT IN WARDROBE\* \*CARPETED COMMUNAL HALLWAY WITH A LIFT SERVICE TO ALL FLOORS\***

**\*ALLOCATED PARKING SPACE - A PERFECT FIRST HOME IN A CONVENIENT LOCATION!\***

**A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM TOP FLOOR FLAT** set within a modern Development built in 2011 and conveniently located for Caterham Town Centre, Railway Station and shopping centre. The property has a large 'Open Plan' Living Room/Kitchen, a Double Bedroom with a built in Wardrobe and Cupboard and a modern Bathroom. It is double glazed and has gas fired central heating via a Combination Boiler.

The flat also has a boarded loft and an allocated Parking Space in the Residents Car Park, there are also six further Visitor Spaces. **AN IDEAL FIRST TIME PURCHASE!**

**Asking Price: £225,000 Leasehold**



## **OPEN PLAN LIVING ROOM / KITCHEN**

**16' 8" x 15' 4" (5.09m x 4.68m)**

Double aspect room with two double glazed windows to either side, inset spotlights to the ceiling, TV point and two double radiators. Access to a loft via a retractable ladder, the loft is boarded and has a light.

**KITCHEN AREA:** The Kitchen has a range of modern wall and base units with complementary worktops. Built in four ring gas hob with an extractor fan above, integral Hoover washer/dryer to remain, plumbing for a Dishwasher (the Dishwasher is to remain). Space for fridge/freezer. Wall cabinet housing a Worcester gas fired Combination Boiler (installed in 2024). One and a half bowl stainless steel sink unit with a mixer tap and cupboards. Tiled surrounds and flooring, TV point.

## **DOUBLE BEDROOM** 11' 0" x 10' 0" (3.37m x 3.06m)

Double aspect room with double glazed windows to the side and rear, built in double wardrobe and an additional store cupboard with shelving, double radiator.

## **BATHROOM** 6' 7" x 5' 11" (2.03m x 1.81m)

White modern suite comprising of a shaped panelled bath with separate taps and an AQUALISA mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds and flooring, wall mounted ladder style towel rail / radiator and extractor fan.

## **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>.

**12/9/2026**



## **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**

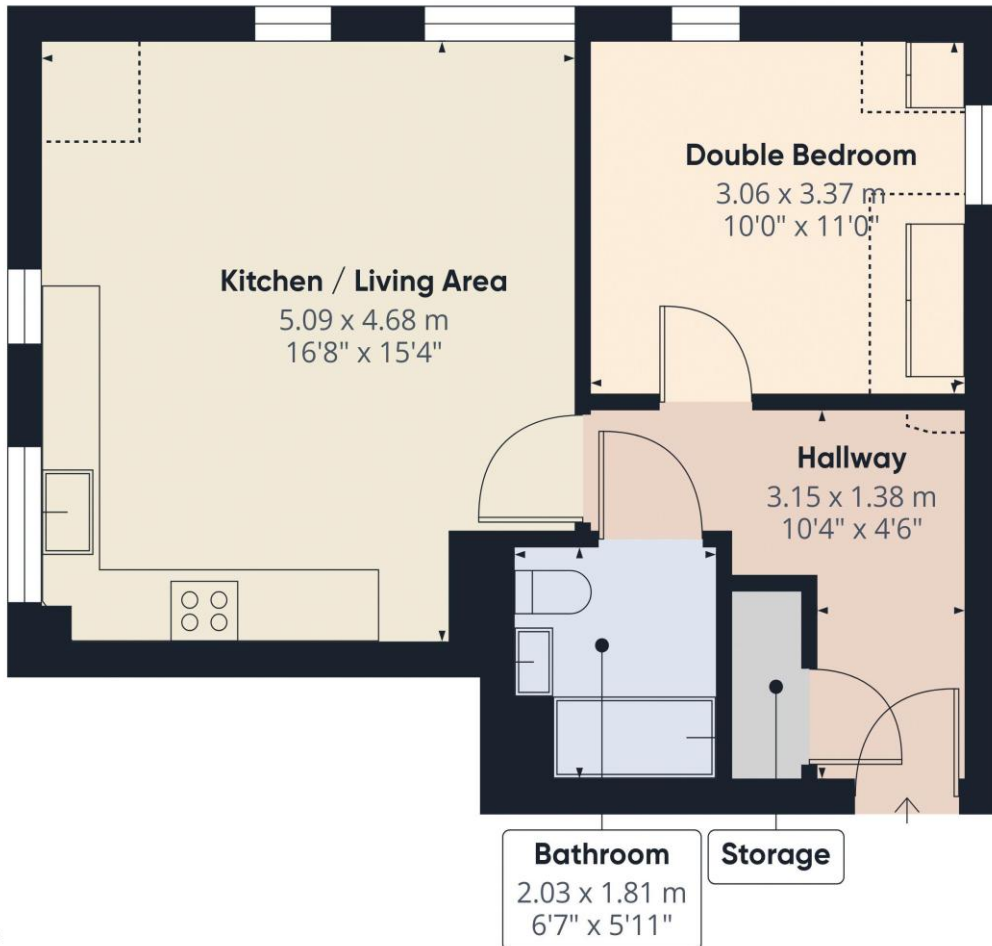
Security Entryphone system, carpeted Communal Hallway, Lift Service to all Floors. The flat is located on the top floor, Floor 3.

### **HALLWAY**

L-shaped Hallway, inset spotlights to the ceiling, built in storage cupboard housing an electric fuse box. Wood flooring throughout, radiator.



## FLOORPLAN



Approximate total area<sup>®</sup>

44.9 m<sup>2</sup>  
484 ft<sup>2</sup>

Reduced headroom

2.7 m<sup>2</sup>  
29 ft<sup>2</sup>

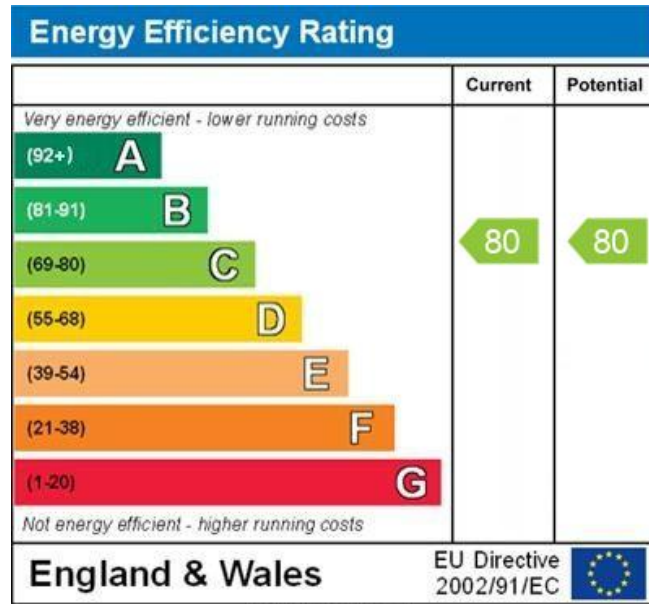
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE (EPC)



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**PA. Jones Property Solutions, Residential Sales & Lettings**  
77-79 High Street, Caterham, Surrey CR3 5UF  
Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)  
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