

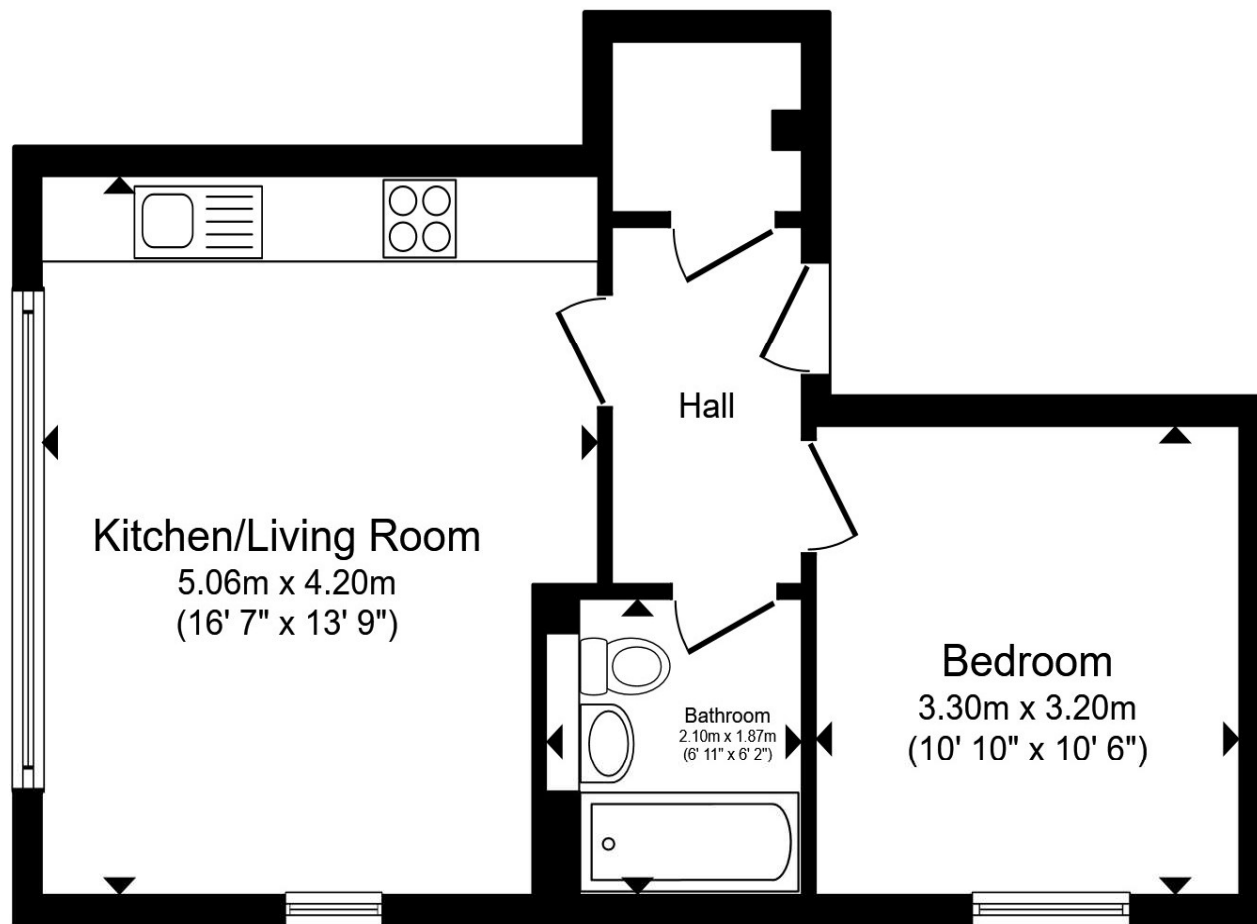


Clearway Court Croydon Road, Caterham CR3 6PF

welcome to
Clearway Court Croydon Road, Caterham

Modern top floor apartment with allocated parking space.





Total floor area 41.3 m² (444 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This well-presented top floor (second) apartment offers a comfortable and contemporary living space, featuring one bedroom, an open plan kitchen and living area ideal for both relaxing and entertaining, and a modern bathroom finished to a high standard. Positioned on the upper level, the property benefits from an elevated outlook and a sense of privacy plus the added convenience of an allocated parking space.

The property enjoys a convenient setting with a range of local amenities close by, including shops, cafés, and everyday essentials. The area is well served by transport links, with nearby Caterham station providing regular services into Central London, making it an excellent choice for commuters. For those who enjoy outdoor space, the property is within easy reach of scenic green areas, perfect for walking, cycling, and leisure activities. The surrounding neighbourhood combines a peaceful residential feel with practical convenience, making it an attractive and well-connected place to live.

welcome to

Clearway Court Croydon Road, Caterham

- One Bedroom Apartment
- Top Floor (Second)
- Open Plan Kitchen/Living Space
- Modern Bathroom
- Allocated Parking Sapce

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108061](https://www.barnardmarcus.co.uk/Property/SAN108061)



Property Ref:
SAN108061 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8651 6363



Sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)