



A TWO DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT

***LARGE OPEN PLAN LIVING ROOM/KITCHEN 22' 7" x 10' 9" (6.88m x 3.27m) ***

***BEDROOM ONE WITH LARGE WARDROBE 11' 4" x 9' 3" (3.45m x 2.82m) ***

MODERN WHITE BATHROOM 8' 0" x 6' 1" (2.44m x 1.85m) * *DOUBLE GLAZED & GAS CENTRAL HEATING

ALLOCATED PARKING SPACE PLUS VISITOR PARKING SPACES

A GOOD SIZE TWO DOUBLE BEDROOM FIRST FLOOR FLAT within three quarters of a mile of Caterham Town Centre and railway station. The flat has a large Open Plan Living Room/Kitchen with a 'Juliet' Balcony overlooking the rear Communal Garden. There is a large L-shaped Hallway with a great size storage cupboard, the main Bedroom has a good size wardrobe. Allocated Parking Space, **NO ONWARD CHAIN!**

Stafford Rise, Caterham, Surrey CR3 6JY
Asking Price: £270,000 Leasehold



DIRECTIONS

From Caterham Valley Town Centre at the roundabout with Church Hill, proceed along Stafford Road, take the second right into Stafford Rise, at the bottom of the hill turn left, the property is within the block on the right-hand side.

LOCATION

Conveniently located within three quarters of a mile of the town centre which has a great selection of High Street shops, restaurants and a railway station with services into Croydon and Central London. Nearby Whyteleafe also has a choice of three railway stations including Upper Warlingham with trains to London Bridge and Victoria.

The M25 motorway can be found at nearby Godstone with access to Gatwick and Heathrow Airports.

The area also has a good number of schools from Nursery Schools to Secondary School level in the public and private sectors in both Caterham Valley and Caterham on the Hill. Caterham is located within easy reach of the countryside at nearby Chaldon, Godstone and the Harestone area of Caterham where there are many fine walks and stunning open views.

A GREAT LOCATION FOR TOWN AND COUNTRYSIDE!

ACCOMMODATION

COMMUNAL HALLWAY

Wide and carpeted Communal Hallway with stairs to the first floor Landing.

ENTRANCE HALLWAY

L-shaped hallway with a coved ceiling, security entry phone and radiator. There is a large Cloaks / Storage Cupboard on the left hand side as you enter the flat.

OPEN PLAN LIVING ROOM / KITCHEN

22' 7" x 10' 9" (6.88m x 3.27m)

Double glazed sliding patio doors to a Juliet Balcony overlooking the rear Communal Garden, coved ceiling, TV point and radiator, open plan to:

KITCHEN: Range of modern wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under, built in four ring gas hob with an extractor fan above and an electric oven below. Space for an upright Fridge/Freezer and space and plumbing for a washing machine and a slimline dishwasher. Wall mounted Worcester gas fired combi boiler set within a wall unit. Tiled surrounds and wood effect flooring.

BEDROOM ONE 11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the rear, coved ceiling, built in large wardrobe, radiator.

BEDROOM TWO 11' 5" x 7' 8" (3.48m x 2.34m)

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

BATHROOM 8' 0" x 6' 1" (2.44m x 1.85m)

Modern white suite comprising of a panelled bath with a mixer tap and a separate mixer shower fitment plus a shower screen, pedestal wash hand basin with a tiled splashback and mirror above and a low flush WC. Wood effect flooring and extractor fan.

OUTSIDE

COMMUNAL REAR GARDENS

Mainly laid to lawn extending to the whole width of the block, side access.

ALLOCATED RESIDENTS PARKING.

There is an allocated parking space, number 16, in front of the block plus some additional Visitor spaces within the parking area.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/4/2007

MAINTENANCE/SERVICE CHARGE: £175.00 PCM


GROUND RENT: NIL



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>.

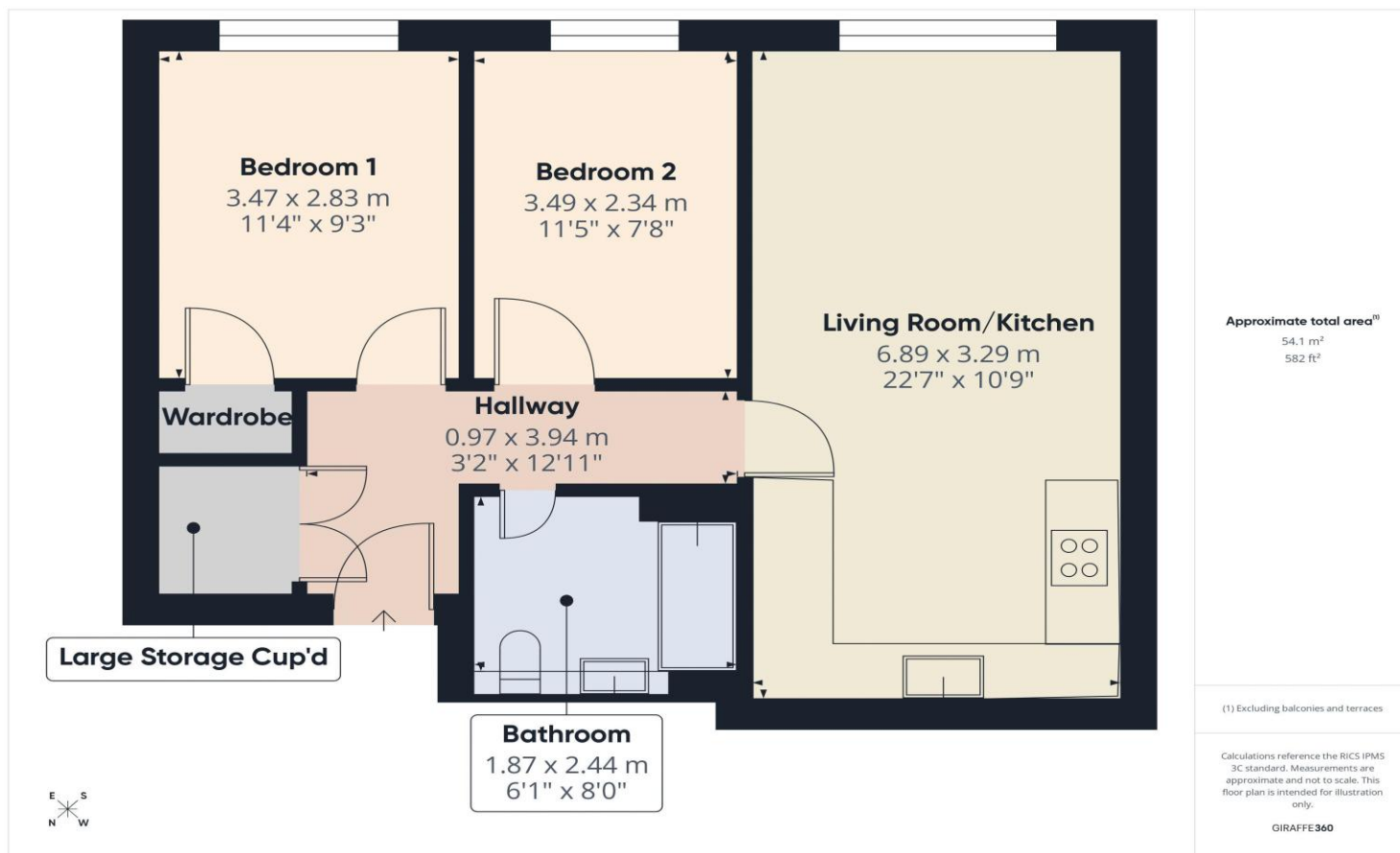
28/5/2026

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			



FLOORPLAN



DATA PROTECTION ACT 1998

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