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Property Solutions
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Residential Sales & Lettings

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

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

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PA. Jones Property Solutions, Residential Sales & Lettings
79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
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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, 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.

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

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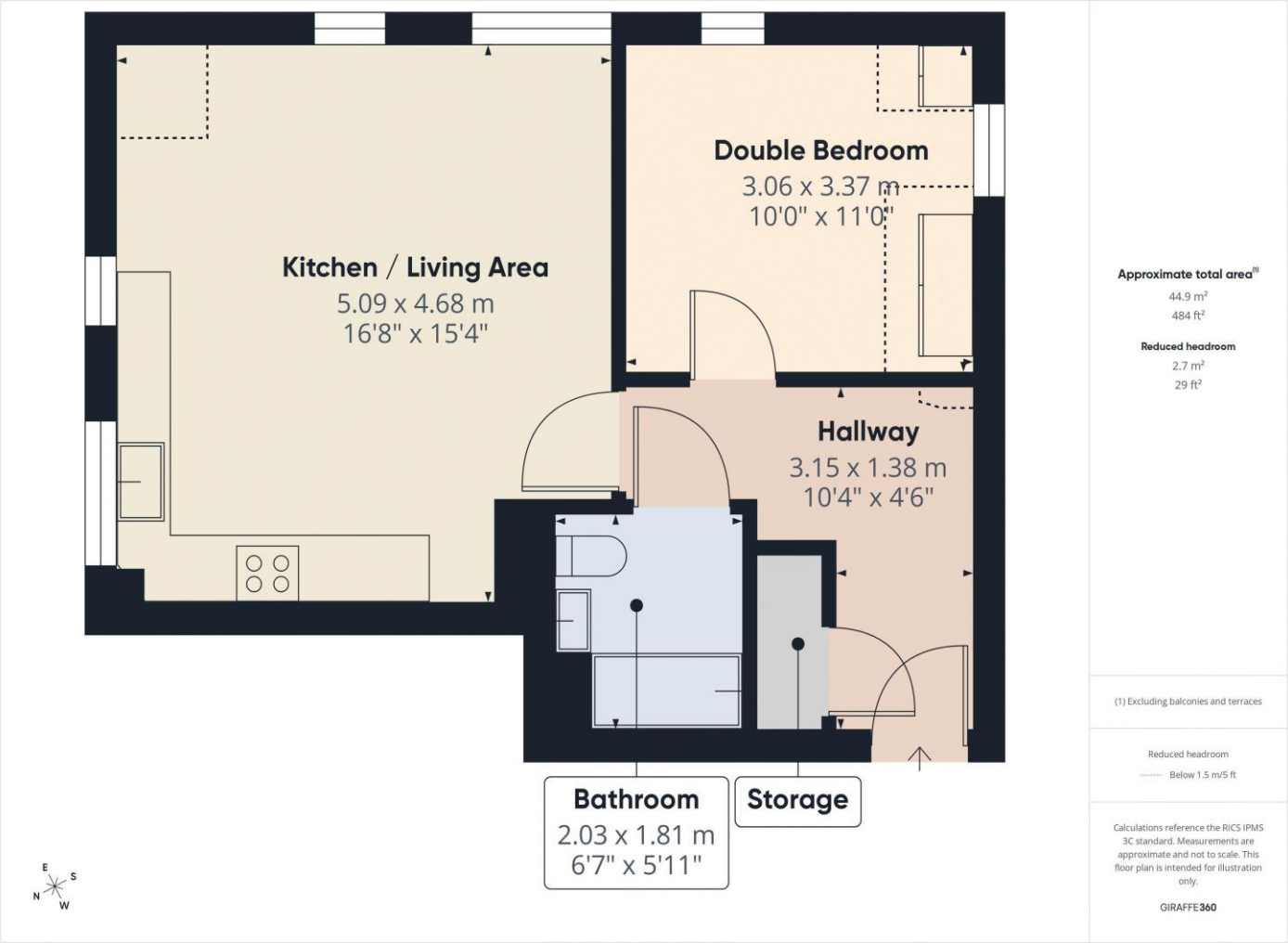
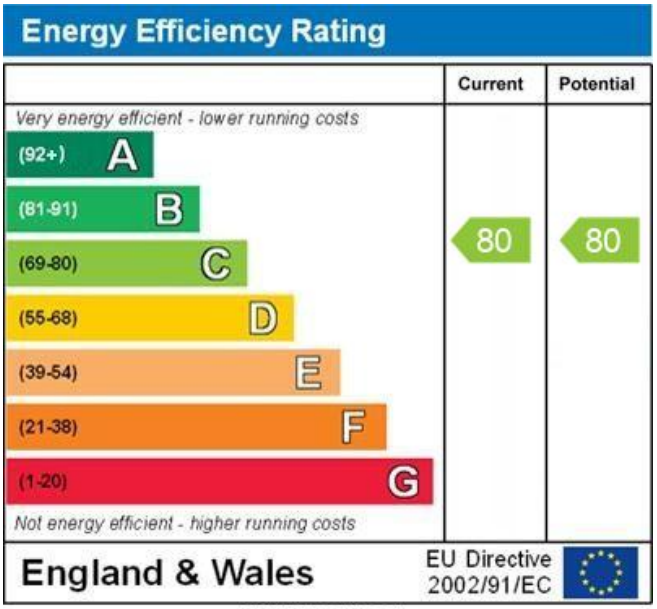
FLOORPLAN


Kitchen / Living Area
5.09 x 4.68 m
16'8" x 15'4"
Double Bedroom
3.06 x 3.37 m
10'0" x 11'0"
Hallway
3.15 x 1.38 m
10'4" x 4'6"
Bathroom
2.03 x 1.81 m
6'7" x 5'11"
Storage
E
S
N
W
Approximate total area(1)
44.9 m²
484 ft²
Reduced headroom
2.7 m²
29 ft²
(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)



WWW.EPC4U.COM

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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