



**\*AN IMPRESSIVE TWO DOUBLE BEDROOM APARTMENT\* \*17' 4" x 23' 0" (5.29m x 7.00m) Maximum LOUNGE\*  
 \*16' 9" x 18' 2" (5.11m x 5.53m) Maximum KITCHEN/BREAKFAST ROOM\*  
 \*MASTER BEDROOM WITH LARGE EN-SUITE BATHROOM\* \*GREAT LOCATION WITHIN THE VILLAGE\*  
 \*OUTSIDE LONDON ULEZ ZONE\* \*NO ONWARD CHAIN, VIEWING RECOMMENDED!\***

**A LARGE 1200 square foot FIRST FLOOR APARTMENT** set within a purpose-built Retirement Block for people over 55 years old. It is located within The Village in Caterham which has many useful amenities and recreational facilities within a short level walk of Boundary Point. This includes a proposed **ANOB** at Happy Valley and Farthing Downs which are just a short walk away. The Apartment has an impressive 'triple aspect' Living Room and a bright and spacious Kitchen/Breakfast Room. The main Bedroom has great wardrobe space and a large En-suite Bathroom. This Apartment doesn't necessarily mean that you are downsizing due to its size, high ceilings and built in appliances and storage. **An unrivalled and rare opportunity to live within a level walk to all local amenities and countryside, NO ONWARD CHAIN, VIEWING RECOMMENDED!**

**Apartment , Boundary Point Coldstream Road Caterham CR3 5DU  
 ASKING PRICE: £400,000 LEASEHOLD**



## **ACCOMMODATION** **COMMUNAL HALLWAY**

Carpeted Communal Hallway with a Security Entryphone System. There are two access points to the front and side of the building, a Lift Service to all floors and a wide set of stairs.

### **ENTRANCE HALLWAY** 20' 9" x 11' 7" (6.33m x 3.54m) *L'SHAPED MAX MEASUREMENTS*

Central heating thermostat, airing cupboard housing hot water cylinder, meter cupboard, cloaks cupboard & further storage cupboard with shelving, two radiators.

**LOUNGE** 17' 4" x 23' 0" (5.29m x 7.00m) *Maximum*  
Stunning triple aspect lounge with double glazed windows and french doors to the front and both sides, with one double glazed french doors overlooking the Village Green. Coved ceiling, two central light roses and one wall light, TV point, two radiators.

### **KITCHEN/BREAKFAST ROOM** 16' 9" x 18' 2" (5.11m x 5.53m) *Maximum*

Range of modern wall and base units with matching work surfaces with tiled splashback. Built in electric oven with four ring gas hob with extractor over, integrated appliances include a dishwasher, washing machine/dryer, and fridge freezer, gas central heating boiler within a wall cupboard. Single bowl sink unit with a mixer tap and cupboards below. Inset spotlights to the ceiling, tiled flooring throughout. The Breakfast/Dining Area has a double glazed window to the side.

### **MASTER BEDROOM** 17' 3" into door recess narrowing to 11' 6" x 11' 0" (5.27m narrowing to 3.50m x 3.35m)

Double glazed doors opening to a Juliet Balcony and a double glazed window to the front, coved ceiling, triple built in wardrobes with hanging and shelving, two double radiators, door to;



## **DIRECTIONS**

Within The Village there are many useful amenities and Recreational Options:

**TESCO SUPERMARKET,  
DOCTORS SURGERY, PHARMACY,  
VETERINARY SURGERY,  
THE ARC COMMUNITY CENTRE & CAFÉ,  
A HEALTH CLUB WITH INDOOR POOL & GYM,  
INDOOR & OUTDOOR CHILDREN'S ACTIVITY  
AREA INCLUDING SKATERHAM,  
PRE-SCHOOL NURSERY, GREEN OPEN SPACES &  
GARDENS INCLUDING A LARGE VILLAGE GREEN  
WITH A PUB/BISTRO.  
A LEVEL WALK FROM GREENBELT  
COUNTRYSIDE, COULSDON COMMON AND A  
COUNTRY PUB.  
A REGULAR BUS SERVICE TO LOCAL TOWNS.  
AN ON-SITE SECURITY GUARD FROM 3PM TO  
LATE INCLUDING WEEKENDS. ELIZABETH HOUSE  
CARE HOME IS ON THE VILLAGE DEVELOPMENT.**

Also nearby there is the Surrey National Golf Course in Chaldon and a great selection of local independent shopping facilities in Caterham valley including a Waitrose & Morrisons supermarket and Caterham on the Hill where there is a Tesco supermarket. There are bus links to local towns, Caterham Railway Station has a regular service into London with Thameslink connections. The M25 Junction 6 is at Godstone providing easy access to the M23 to the coast and Gatwick Airport.

## **BOUNDARY POINT**

Boundary Point has a lift service to all floors, fully carpeted Communal Hallways and a large Communal Lounge with Kitchenette and an outside 'Covered Terrace'.

Outside there are also several Garden Areas and a private Residents Parking area. A Caretaker visits monthly to take care of any issues on the Development.

### EN-SUITE BATHROOM 9' 1" x 7' 10" (2.78m x 2.38m)

White suite comprising panelled bath with mixer tap & hand held shower fitment, separate shower cubicle with 'Aqualisa' shower fitment, pedestal wash hand basin with a mixer tap and a vanity cupboard above, low flush W.C. Half tiled walls and a heated towel rail.

### BEDROOM TWO 13' 5" into door recess x 8' 11" (4.09m x 2.71m)

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

### BATHROOM 7' 9" x 5' 8" (2.35m x 1.72m)

White suite comprising of a panelled bath with mixer tap & hand held shower fitment, pedestal wash hand basin with mixer tap and a low flush W.C. Heated towel rail, vanity cupboard and half tiled walls.

### RESIDENTS PARKING

Outside there is ample residents parking with additional visitor parking.

### LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 125 Years from 1/1/2004

**SERVICE CHARGE:** £2,946.00 pa current 2026 figure

**GROUND RENT:** £300.00 pa

**BUILDING INSURANCE:** £500 - £600 pa

**VILLAGE ASSOCIATION:** £723.96 pa

**COUNCIL TAX:** BAND 'E'

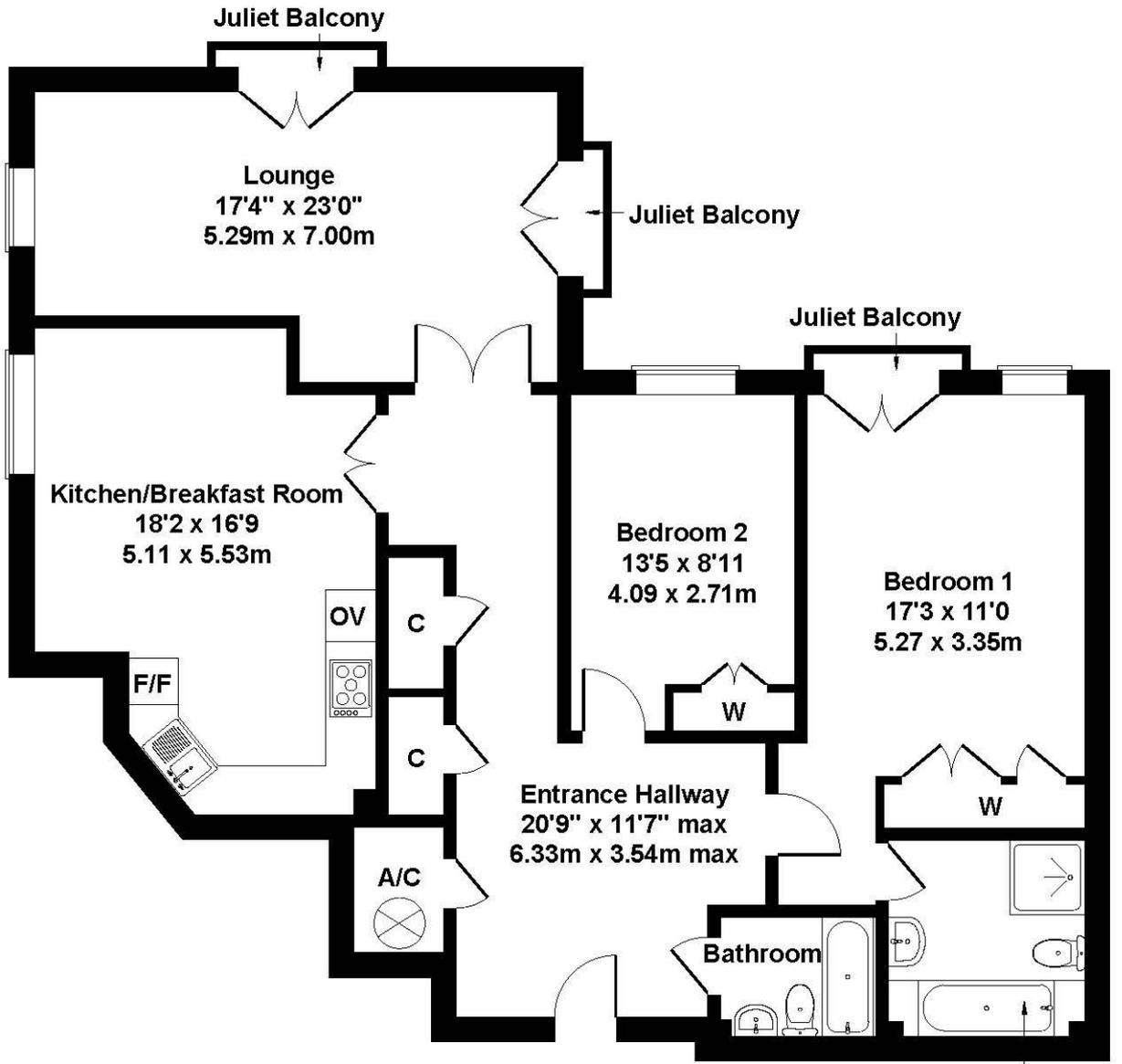


### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Boundary Point



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

En-suite Bathroom  
9'1" x 7'10"  
2.78 x 2.38m





#### **DATA PROTECTION ACT 1998**

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