



- \*TWO DOUBLE BEDROOM FIRST FLOOR FLAT\* \*BOTH BEDROOMS WITH BUILT IN WARDROBES\***
- \*OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 17' 2" x 18' 3" (5.23m x 5.56m) \***
- \*MODERN BATHROOM WITH A SHOWER ABOVE THE BATH\* \* GARAGE & RESIDENT PARKING\***
- \*ELECTRIC HEATING VIA RADIATORS\* \*AN IDEAL FIRST PURCHASE - NO UPDATING REQUIRED! \***

**A TWO DOUBLE BEDROOM FIRST FLOOR FLAT** immaculately presented throughout and conveniently located within Caterham on the Hill town centre. The flat has a large **OPEN PLAN LIVING ROOM/KITCHEN**, two Double Bedrooms with built in Wardrobes and a modern fitted Bathroom. Tastefully decorated throughout the flat has double glazed windows and an electric heating system via an electric combination boiler, so no Storage Heaters!  
**A GREAT FIRST TIME PURCHASE!**

**Chaldon Road Caterham Surrey CR3 5PE**  
**Asking Price: £250,000 Leasehold**



### **DIRECTIONS**

From the High Street in Caterham on the Hill turn left at the mini roundabout into Chaldon Road and then right between the row of shops, the flat is on the first floor and is accessed via a staircase from the rear of the building.

### **LOCATION**

The area benefits from a wide range of local and High Street shops and amenities. Caterham also has a sports centre at De Stafford School, a good selection of schools for all age groups in both the public and private sectors, and excellent bus service to the local surrounding area and into Croydon and trains from Caterham Railway Station into Central London.

Within a quarter of a mile there is access to Queens Park, a popular recreation area which has a Bowling Club, Croquet Lawn, Tennis Courts, Football, Cricket & Rugby Pitches as well as many fine open spaces.

Chaldon is also nearby with large areas of Greenbelt countryside and woodland.

### **A CONVENIENT LOCATION FOR ALL THE FAMILY!**

### **ACCOMMODATION**

#### **HALLWAY** 9' 3" x 4' 10" (2.82m x 1.47m)

Slight L-shaped hallway, wood effect flooring, double radiator.

#### **OPEN PLAN LOUNGE/KITCHEN**

17' 2" x 18' 3" (5.23m x 5.56m)

Double glazed window to front aspect, french doors to Juliet balcony, coved ceiling, wood effect flooring, built in store, cloaks cupboard, double radiator.

**KITCHEN AREA:** Modern wall and base units with wooden work surfaces, one and a half stainless steel sink unit with tiled splashbacks. Built in electric oven, four ring induction hob and stainless steel extractor fan and hood. Store cupboard housing electric fusebox &

shelving. Plumbing & space for washing machine, space for under counter fridge and freezer, wood effect flooring.

#### **BEDROOM ONE** 12' 8" x 8' 9" (3.86m x 2.66m)

Double glazed window to front aspect, double wardrobe, double radiator.

#### **BEDROOM TWO** 9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window to rear aspect, coved ceiling, built in double wardrobe, radiator. Wall mounted combination electric boiler supplying heating and hot water set within the wardrobe.

#### **BATHROOM** 7' 10" x 5' 8" (2.39m x 1.73m)

White suite comprising panelled bath with mixer tap and shower over, curtain rail. Pedestal wash hand basin and low flush W.C. Tiled surrounds, extractor fan, tiled floor.

### **OUTSIDE**

#### **PARKING**

There is a parking area, un-allocated, to the rear of the flats that Residents can use. The flat also has a Garage en-bloc accessed via a driveway leading to the rear of the Development. The Garage is number 22 with an up and over door.

### **LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 189 years from 24/6/1970 to and including 23/6/2159.

**SERVICE CHARGE/MAINTENANCE:** £1800.00 pa

**GROUND RENT:** £25.00 pa

**COUNCIL TAX:** The current Council Tax Band is 'B', 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-2025-2026>.

**29/6/2026**



**PA. Jones Property Solutions, Residential Sales & Lettings**  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## FLOORPLAN



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

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