



**\*TWO DOUBLE BEDROOMS FIRST FLOOR FLAT\*** **\*KITCHEN WITH APPLIANCES 3.20m X 2.46m (10'5" X 8'1")\***  
**\*LIVING ROOM 4.51m X 4.01m (14'9 X 13'1")\*** **\*GARAGE AND ALLOCATED PARKING SPACE\***  
**\*APPROXIMATELY HALF A MILE TO TOWN CENTRE AND RAILWAY STATION\***  
**\*SHARE OF FREEHOLD WITH AN EXTENDED LEASE - 999 YEARS FROM 25/12/1965\***

**A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT** set within in the sought after Tupwood Court Development with stunning communal grounds and Swimming Pool! The property has a beautiful outlook and comprises of a fitted kitchen with appliances, master bedroom with fitted wardrobes and bathroom with shower over bath. Benefits include plenty of storage, double glazing, an allocated parking space and a Garage en-block. Attractive communal gardens that are fully used by the residents. Located within a mile of Caterham town centre & railway station. **NO ONWARD CHAIN!**

**Tupwood Court Tupwood Lane Caterham Surrey CR3 6DR**  
**ASKING PRICE: £250,000 Leasehold with a Share of Freehold**



**BEDROOM ONE** 14' 8" x 9' 10" (4.47m x 2.99m)  
Double glazed window to the rear, built in wardrobes with hanging, shelf and drawer space, wall mounted electric storage heater.

**BEDROOM TWO** 14' 8" x 8' 1" (4.47m x 2.46m)  
Double glazed window to the front, electric storage heater.

**BATHROOM** 6' 7" plus door recess x 6' 10" (2.01m plus door recess x 2.08m)  
Double glazed frosted window to the rear, white suite comprising of a wood panelled bath with a TRITON electric shower fitment, vanity wash hand basin and a low flush WC, tiled surrounds. Built in Airing Cupboard with shelving and a hot water tank. Wall mounted electric heated towel rail.

### OUTSIDE

#### GARAGE & PARKING

There is a Garage (number 8) set within a block at the end of the Development with an up and over door. There is also an allocated Parking Space to the front of the block.

#### COMMUNAL GARDENS AND RESIDENTS SWIMMING POOL

The Development has extensive Communal Gardens, mainly laid to lawn with tree lined and hedgerow borders and includes a Residents Swimming Pool.

#### LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** Currently 999 years from 25/12/1965 with a Share of Freehold.

**MAINTENANCE/SERVICE CHARGE:** £160.00 pcm

**GROUND RENT:** NIL



### DIRECTIONS

From Caterham Valley proceed along Godstone Road towards the A22 Caterham Bypass, take the second right into Tupwood Lane, Tupwood Court is on the right hand side, the block is towards the rear of the Development on the right-hand side.

### LOCATION

The flat is within half a mile of Caterham Town Centre and is on the edge of protected woodland and countryside. The Town Centre has a great selection of local and High Street shops which includes three Supermarkets a good selection of Restaurants. Caterham has a fine selection of local schools for all age groups; this includes Caterham School (private) located in nearby Harestone Valley Road.

Caterham Railway Station provides a regular service into Croydon and Central London for the commuter. Access to the M25 motorway is within three miles at nearby Godstone, junction 6. The surrounding Countryside includes excellent views at nearby Viewpoint and open Countryside towards Godstone to the south.

**A GREAT LOCATION FOR  
TOWN & COUNTRY LOVERS !**

### ACCOMMODATION

**ENTRANCE HALLWAY** 11' 8" x 3' 7" (3.55m x 1.09m)  
Coved ceiling, electric storage heater. Built in cupboard with the electric fuse box and electric meter.

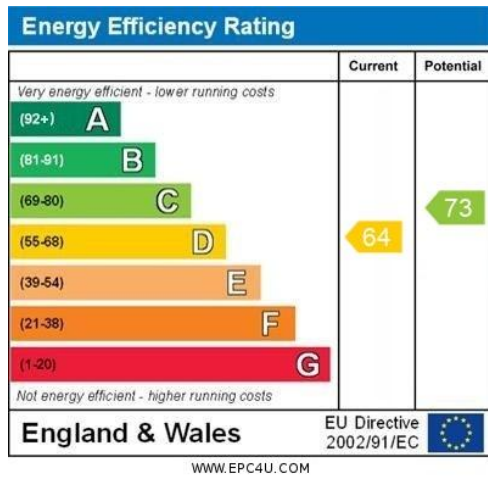
**LIVING ROOM** 14' 9" x 13' 1" (4.49m x 3.98m)  
Large double glazed window to the front, TV point and electric timed wall mounted heater.

**KITCHEN** 10' 5" x 8' 0" (3.17m x 2.44m)  
Double glazed window to the rear, range of wall and base units with matching worktops and tiled surrounds. Single bowl stainless steel sink unit with a mixer tap and cupboards under, space for a fridge/freezer and plumbing and space for a washing machine and dishwasher. Built-in electric oven and a four ring electric hob with an extractor fan above.

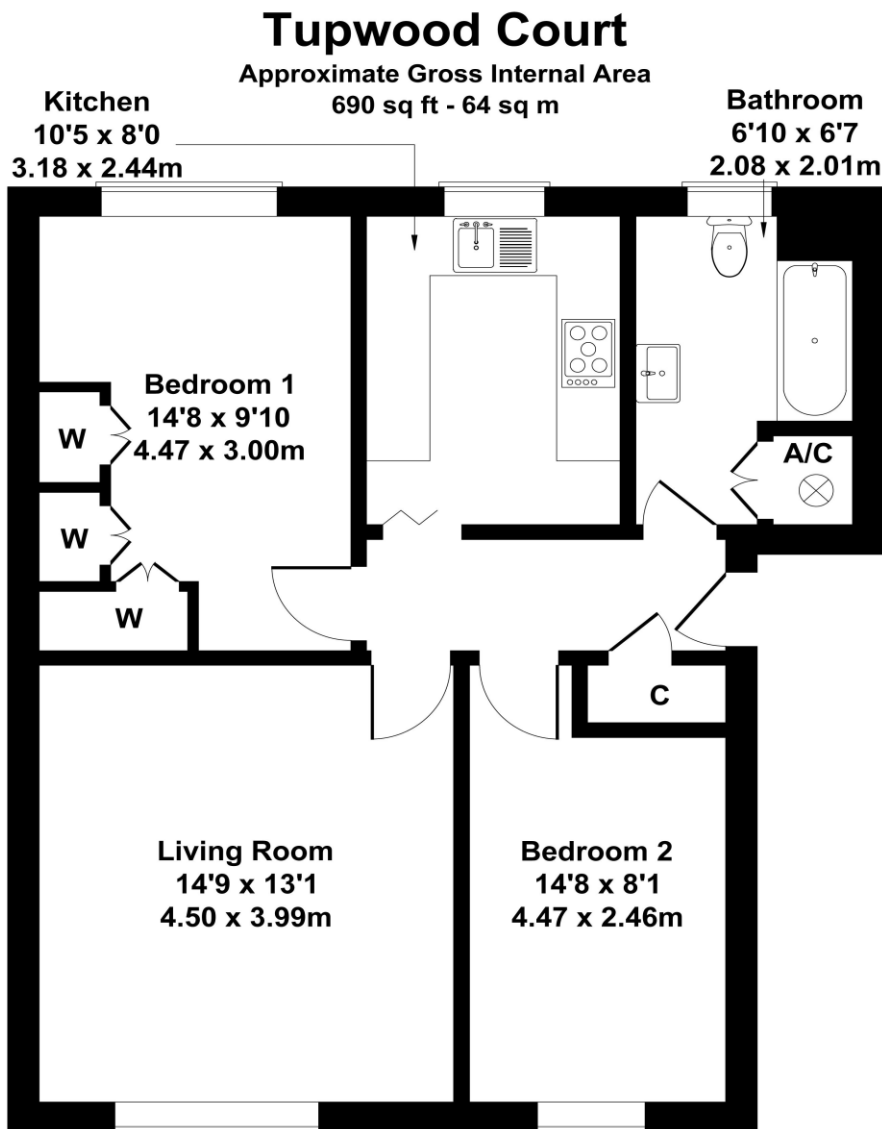
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The current Council Tax Band is 'C', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2026>.

26/5/2026



## FLOORPLAN



**Not to Scale. Produced by The Plan Portal 2025  
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### DATA PROTECTION ACT 1998

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