



A TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITHIN A BLOCK TO THE REAR OF RUSSETT COURT
***LARGE LIVING ROOM 14' 8" x 13' 1" (4.47m x 3.98m) & SEPARATE KITCHEN 10' 9" x 8' 2" (3.27m x 2.49m) ***
***GREAT SIZE L'SHAPED BATHROOM 10' 9" x 7' 9" (3.27m x 2.36m) * EXTENSIVE COMMUNAL GARDENS & GARAGE - LONG LEASE! * NO ONWARD PROPERTY CHAIN - VIEWING RECOMMENDED! ***

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT set within in the sought after **Russett Court Development with extensive communal grounds**. The property has views onto the Gardens and comprises of a large Living Room, a separate Kitchen, master bedroom with fitted a fitted double wardrobe and bathroom with shower over bath. Benefits include double glazing, ample residents parking 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 PROPERTY CHAIN AND A GREAT LOCATION FOR THE TOWN CENTRE!**

Russett Court, Tupwood Lane, Caterham, Surrey CR3 6DA
Asking Price: £289,950 Leasehold



DIRECTIONS

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

COMMUNAL HALLWAY

Return staircase to the first floor Communal Landing, well maintained and decorated.

ENTRANCE HALLWAY

Built in Airing Cupboard/Storage Cupboard, additional Cloaks Cupboard, storage heater.

LIVING ROOM 14' 8" x 13' 1" (4.47m x 3.98m)

Large room with a double glazed window to the front, TV point and electric storage heater.

KITCHEN 10' 9" x 8' 2" (3.27m x 2.49m)

Double glazed window to the rear, range of wall and base units with matching worktops, built in electric oven and a four ring electric hob with an extractor fan above, space and plumbing for a washing machine, space for a fridge freezer.

BEDROOM ONE 12' 4" x 9' 10" (3.76m x 2.99m)

Double glazed window to the rear, built in double wardrobe, storage heater.

BEDROOM TWO 12' 6" x 9' 3" (3.81m x 2.82m)

Double glazed window to the front, storage heater.

BATHROOM 10' 9" x 7' 9" (3.27m x 2.36m)

Large Bathroom, slight L'shape, double glazed frosted window to the rear, white suite comprising of a panelled bath with a mixer tap and a separate mixer shower fitment and fitted shower screen, pedestal wash hand basin and a low flush WC. Tiled flooring and tiled surrounds, built in Airing Cupboard with the hot water tank and cold water tank.

OUTSIDE

GARAGE & RESIDENTS PARKING

There is a single Garage to the end of a block to the rear of the Development, it has an up and over door. The residents have parking available opposite the block and adjacent to the Communal Gardens, it is un-allocated.

COMMUNAL GARDENS

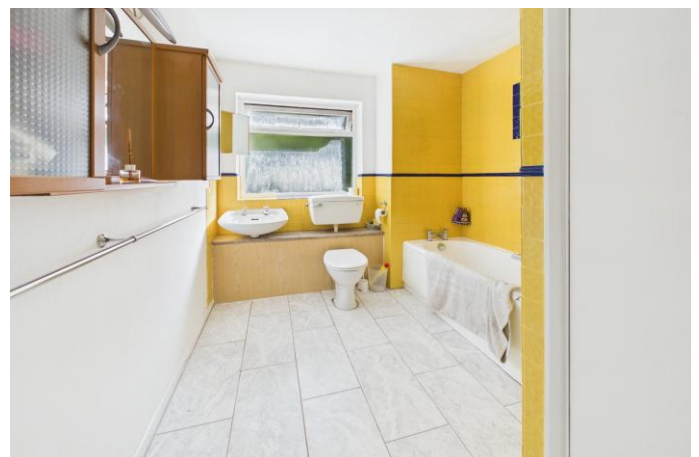
The Communal Gardens are to the side of the block and opposite; both sections of Garden have extensive lawn areas with mainly hedgerow borders.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 189 years from 30/6/1970.

MAINTENANCE/SERVICE CHARGE: £ 1250.00 pa

GROUND RENT: £ 60.00 pa

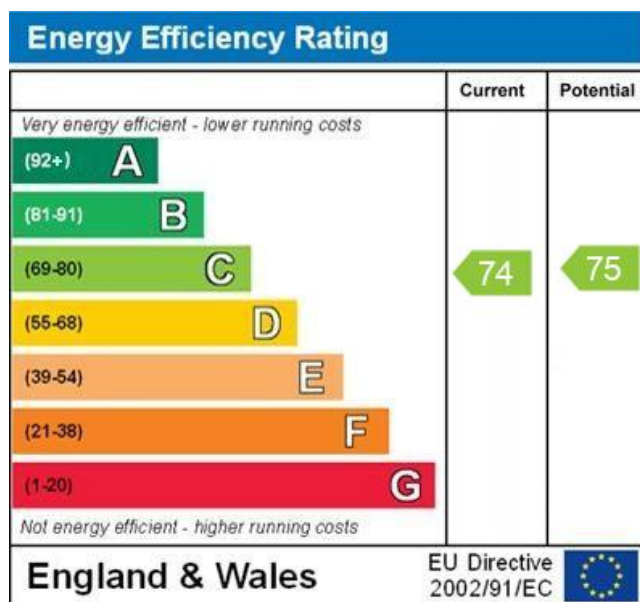


The current Council Tax Band is 'C', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>.

02/6/2026



ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM

FLOORPLAN



DATA PROTECTION ACT 1998

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