



MONOCHROME | HOMES

Offers in excess of £265,000

Beechwood Road, Caterham, CR3 6NQ

Property Summary

OVERVIEW

Trenholme Court, a well presented two-bedroom apartment, offering modern living and a bright welcoming atmosphere. Perfect for first-time buyers, professionals, and small families looking for stylish, low-maintenance living in a prime location.

Accommodation

We are pleased to present this stunning first floor two bedroom apartment, perfectly positioned within the desirable Trenholme Court. Immaculately presented and finished to a high standard throughout, this home offers bright, contemporary living with a true sense of space and comfort.

As you step inside and you're greeted by a stylish hallway leading to a sleek kitchen, complete with modern units and ample workspace. Further along, you'll find a beautifully appointed family bathroom with high-quality fixtures and a fresh, modern design.

To the right you will see the spacious living room with large windows that captures sunlight throughout the day. This also opens onto a private balcony – perfect for relaxing!

At the end of the hallway, two generous double bedrooms provide the perfect comfort retreat. Underfloor electric heating runs throughout the flat, ensuring warmth and comfort all year round.

This property also comes with the benefit of two parking permits and a garage, providing both convenience and valuable additional storage.

Nestled in a peaceful residential area, Trenholme Court offers the perfect balance of tranquillity and accessibility – ideal for professionals, couples, or small families looking for a stylish home that's ready to move straight into.

Location

Trenholme Court enjoys a peaceful yet highly convenient position in Caterham. The property sits within easy reach of the town centre, offering access to a variety of local shops, cafés and everyday amenities. Families benefit from a strong choice of nearby schools, including the independent Caterham School (around 0.75 miles away), Oakhyrst Grange School, and de Stafford School, as well as several well-rated local primaries such as Hillcroft and St John's Primary.

Commuters are well served by excellent transport links. Caterham Station provides direct services to London Bridge, while Whyteleafe South and Upper Warlingham stations offer additional routes to London Victoria and East Croydon. For those travelling by car, the M25 is approximately 3 miles away, giving quick access to the motorway network and routes towards the M23, A22 and A25. Gatwick Airport is also easily reached by car in around 20–25 minutes, making it ideal for frequent travellers.

Combining convenience, excellent schools and strong transport connections, Trenholme Court is perfectly located for both families and professionals.

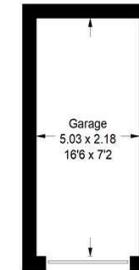
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

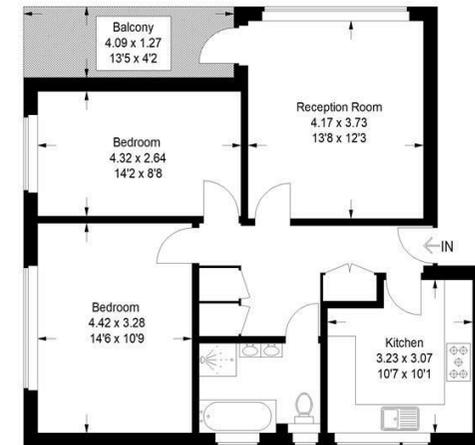
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Trenholme Court, CR3

Approximate Gross Internal Area
69.2 sq m / 745 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 80.5 sq m / 867 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1250231)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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