MONOCHROME | HOMES

# Starting Bid £260,000

Colliers, Caterham, CR3 6RL

# Property Summary

## OVERVIEW

*MODERN METHOD AUCTION* - Offered to the market chain free is this first floor two bedroom apartment, with benefits of a private garden and garage.

### Accomodation

A spacious and well- presented two-bedroom first-floor maisonette offering a private patio garden, private garage and an exceptional 935-year lease, situated in the peaceful residential road of Colliers, Caterham. Offering approximately 722 sq ft (67 m²) of well-planned accommodation, this attractive home combines generous living space, excellent practicality and outstanding long-term value.

The property features a bright and spacious living/dining room, providing an ideal space for relaxing or entertaining. Large windows flood the room with natural light while offering attractive leafy views, creating a bright, peaceful and welcoming atmosphere throughout the day.

The separate fitted kitchen provides generous worktop space, ample storage and room for everyday cooking, while the modern bathroom is presented in a clean contemporary style.

Both bedrooms are genuine doubles, offering flexible accommodation to suit a variety of lifestyles. The spacious principal bedroom provides excellent comfort, while the second bedroom can equally serve as a guest bedroom, home office or study, making the property ideal for modern living.

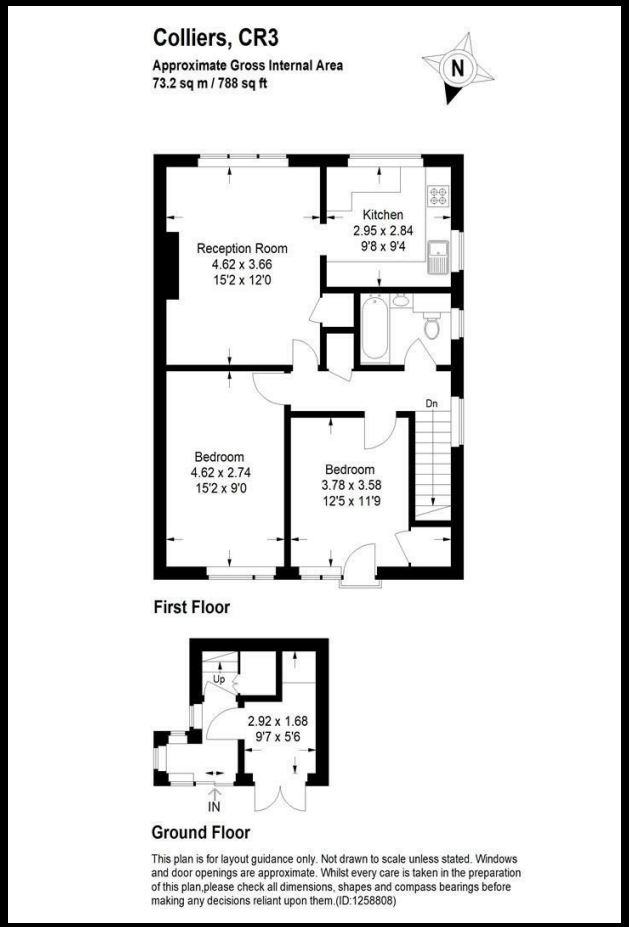
One of the property's standout features is its private patio garden-a rare and valuable outdoor space that is perfect for summer dining, entertaining, gardening or simply enjoying a quiet morning coffee.

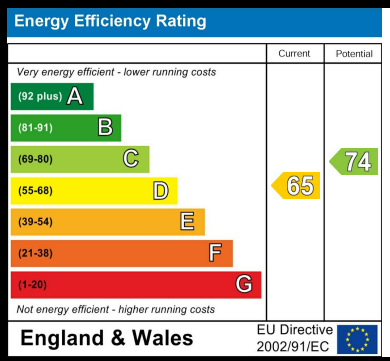
The property also benefits from its own private garage, providing secure parking, excellent storage or additional space for bicycles, motorcycles and outdoor equipment.
A particularly significant advantage is the exceptional 935-year lease, together with very low ground rent, offering buyers outstanding long-term security and avoiding many of the concerns often associated with shorter leasehold properties.

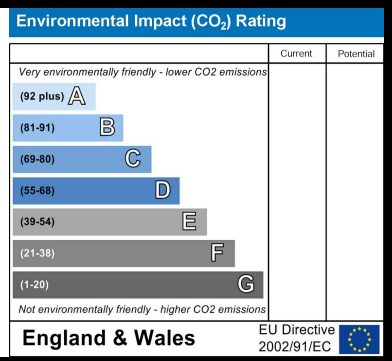
Whether you are purchasing your first home, downsizing without compromising on space, or seeking an investment with excellent long-term security, this property offers an outstanding combination of generous accommodation, outdoor space, secure parking and an exceptionally long lease.

Early viewing is highly recommended.

NB: Selected photographs have been virtually staged using AI to illustrate possible furniture layouts and the potential of the accommodation. The images are for illustrative purposes only and do not represent the property as currently furnished.







MONOCHROME HOMES CATERHAM
MONOCHROME HOMES COULSDON
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK


MONOCHROME | HOMES