



- \*GROUND FLOOR THREE BEDROOM MAISONETTE - PRIVATE GATED DEVELOPMENT\***
- \*OPEN PLAN LOUNGE/DINING ROOM/KITCHEN\* \*BEDROOM ONE WITH ENSUITE SHOWER ROOM\***
- \*BUILT IN WARDROBES TO TWO BEDROOMS\***
- \*HEAT PUMP ELECTRIC UNDERFLOOR HEATING THROUGHOUT, DOUBLE GLAZED\***
- \* SECTION OF GARDEN DESIGNATED FOR THIS FLAT, TWO ALLOCATED PARKING BAYS\***

**NO ONWARD CHAIN! A MODERN THREE BEDROOM GROUND FLOOR MAISONETTE** within a 'Private Gated Development' set back from the road. The property has 'Heat Pump' electric underfloor heating (very economical) with thermostats in every room, double glazing and direct access via bi-fold doors onto your own Patio and section of Designated Garden for this flat to use. There is a modern large En-suite Shower Room and a further Bathroom. The Kitchen has a full selection of built in appliances.

Outside there are **TWO ALLOCATED PARKING SPACES.**

**Flat , Emerson Court, 200 Coulsdon Road, Caterham on the Hill CR3 5ND**  
**Asking Price: £365,000 Leasehold**



### DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, turn left into Chaldon Road and first right at the roundabout into Coulsdon Road, the entrance to Emerson Court is on the left handside at the junction of Banstead Road.

### LOCATION

The location is very convenient for local amenities in Caterham including a Tesco Supermarket at The Village which is less than a quarter of a mile from the property. Caterham has a good choice of Schools from Nursery levels to Secondary Education in the public and private sectors as well as good transport links to the north and south of the town.

There is a good selection of local and High Street shops, restaurants, a Sports Centre at De Stafford School and a railway station in Caterham Valley with services into Central London and Croydon. Local bus services also run on the Coulsdon Road into Caterham Valley and towards Coulsdon in the opposite direction.

The M25 motorway is accessed at nearby Godstone, junction 6, so ideal for the car commuter.

**A GREAT PLACE TO LIVE WITH EASY ACCESS TO TOWN AND GREENBELT COUNTRYSIDE.**

### ACCOMMODATION

#### OPEN PLAN - LOUNGE/DINING ROOM & KITCHEN 14' 2" x 15' 6" (4.33m x 4.72m)

A light and spacious room with a large double-glazed window to the front and a set of bi-fold doors leading to the enclosed Garden. Inset spotlighting to the ceiling, oak wood flooring, YV point.

**KITCHEN:** Modern Kitchen with a wall of wall and base units with matching worktops and splashback, single bowlsink unit with a mixer tap and cupboard under. Built in AEG fridge/freezer, dishwasher, electric four ring oven and grill and a four ring electric hob with an extractor fan above and a microwave and a BEKO washing machine. Open doorway to:

#### INNER HALLWAY

Oak wood flooring, inset spotlighting to ceiling, built in Airing Cupboard housing a hot water tank, access pipework for the underfloor heating and shelving and the electric fusebox.

#### BEDROOM ONE 11' 3" x 11' 1" (3.44m x 3.39m)

Double glazed windows and french style patio doors to the rear section of Garden, inset spotlighting to the ceiling, oak wood flooring and built in sliding door wardrobes. Door to:

#### ENSUITE SHOWER ROOM

8' 10" x 4' 11" (2.68m x 1.50m)

Fully tiled walls and flooring, white suite comprising of a large double size shower unit with a mixer shower fitment, wash hand basin and a low flush WC with concealed cistern. Heated towel rail/radiator, large wall mounted fitted mirror, extractor fan.

#### BEDROOM TWO 14' 11" x 7' 1" (4.55m x 2.16m)

Double glazed window overlooking the garden, inset spotlighting to the ceiling, recessed wardrobe with hanging and shelf space.

#### BEDROOM THREE 9' 7" x 5' 7" (2.93m x 1.69m)

Double glazed window overlooking the rear garden.

#### BATHROOM 7' 9" x 5' 4" (2.36m x 1.62m)

Fully tiled walls and flooring, white suite comprising of a tiled panelled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC with a concealed cistern, large wall mounted fitted mirror, heated towel rail/radiator, extractor fan and inset spot lighting to the ceiling.

#### OUTSIDE

#### SECTION OF GARDEN DESIGNATED FOR THIS FLAT TO USE

Great size L-shaped section of Garden with a patio area accessed via the Lounge/Dining Room. The garden is enclosed by fencing and is mainly laid to



lawn. A gate leads to the remaining Communal Gardens and the front of the block.

**COMMUNAL GARDENS**

These are located to the front of the building and are mainly laid to lawn with flowerbeds and a path leading to the Residents Parking area.

**RESIDENTS PARKING**

There are two allocated parking bays and visitor bays within the parking area, accessed by secure coded gates leading to the Coulsdon Road.

**LEASEHOLD INFORMATION & COUNCIL TAX**

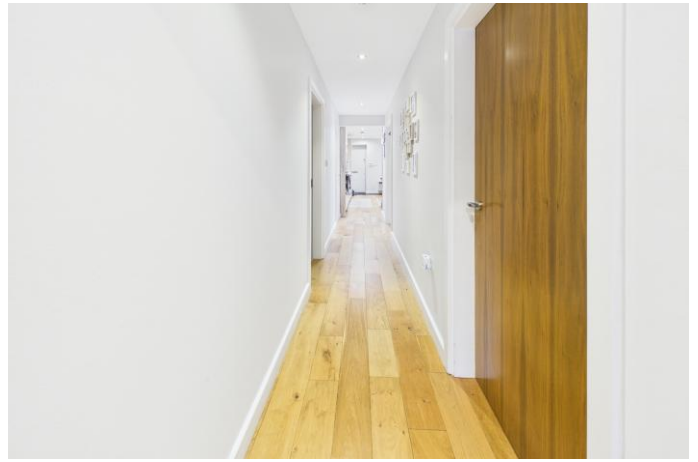
**LEASE TERM:** 125 years from 1/9/2015.

**MAINTENANCE/SERVICE CHARGE:** £185.00 pcm

**GROUND RENT:** £500.00 pa (£250.00 payable every 6 months)

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-2025-2026>.

**27/2/2026**

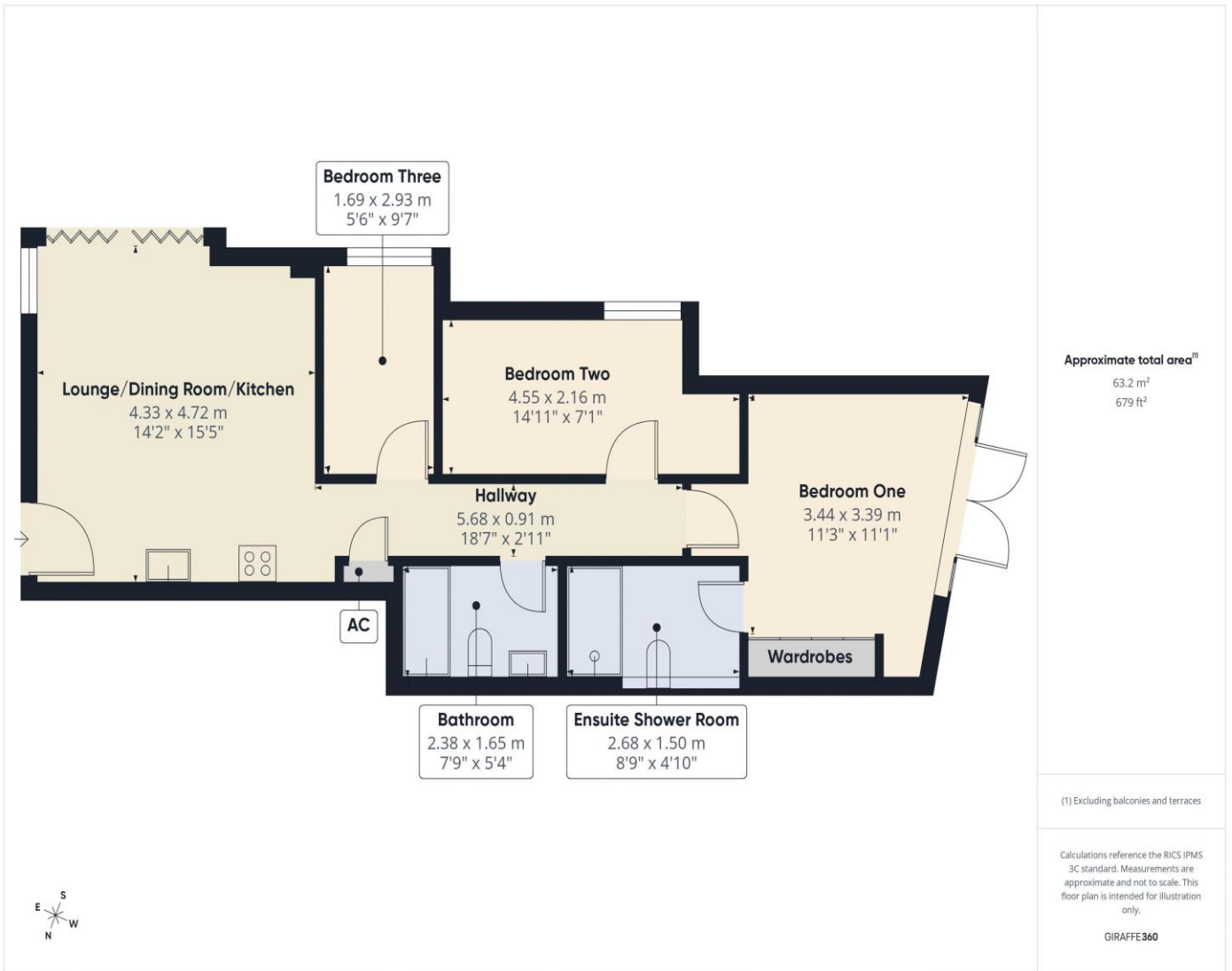


**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# FLOORPLAN



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