





15 Eothen Close, Caterham

£325,000 Leasehold

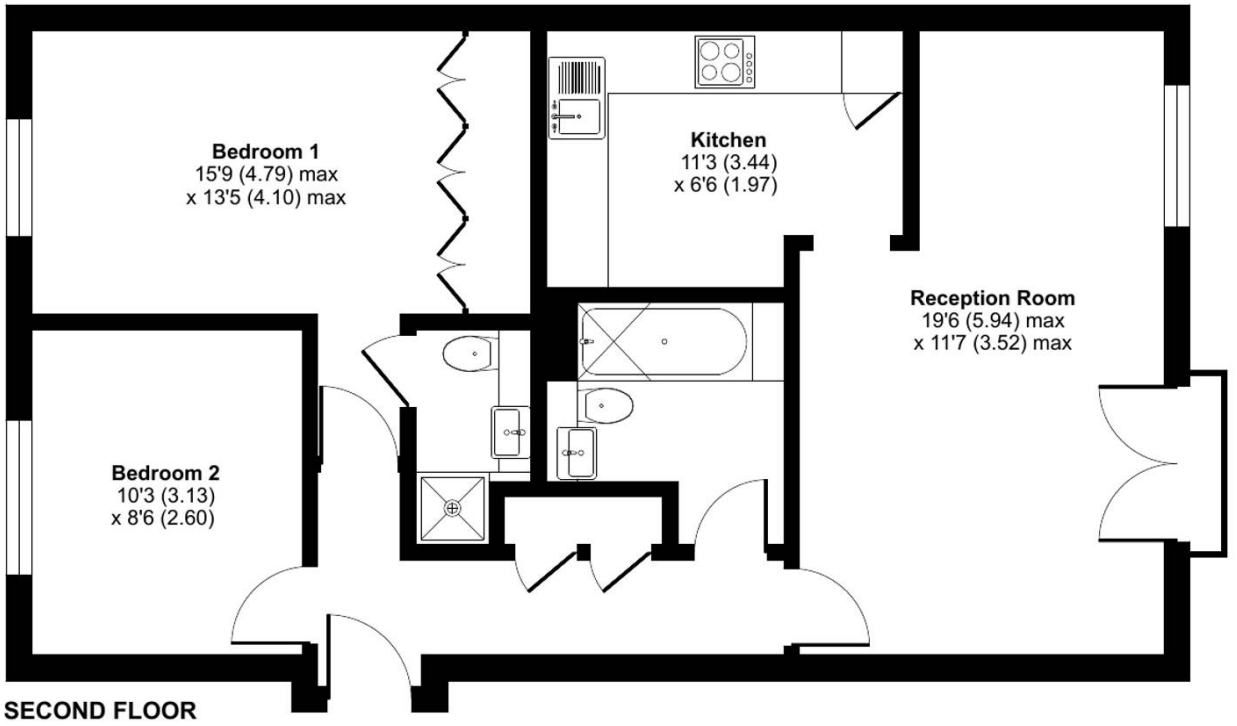
No onward chain • Two-bedroom apartment with en-suite to master bedroom • Ideally situated for Caterham Town Centre's amenities and transport links • Reception room incorporating space for lounge and dining, with Juliette balcony • Separate kitchen • Two allocated parking spaces

PARK & BAILEY

Eothen Close, Caterham, CR3

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



SECOND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1160642

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Nestled in a prime location within the heart of Caterham, this exceptional two-bedroom apartment presents a rare opportunity for discerning buyers seeking a seamless blend of practicality and convenience. Offered with no onward chain, the property is the epitome of modern living, boasting a wealth of desirable features that cater to a comfortable and stylish lifestyle.

Upon entering the apartment, residents are greeted by a spacious reception room that effortlessly combines the lounge and dining areas. Flooded with natural light cascading through the Juliette balcony, this inviting space serves as the perfect setting for relaxed evenings and entertaining guests.

The separate kitchen, thoughtfully designed to marry form and function, provides ample storage and workspace, catering to the needs of aspiring chefs and culinary enthusiasts. The accommodation comprises two generously proportioned bedrooms, with the master bedroom benefitting from the convenience of an en-suite bathroom.

Promising utmost convenience, the property is ideally situated for access to Caterham Town Centre's amenities and transport links. Residents can enjoy the vibrancy of the town's shops, restaurants, and recreational facilities, all within easy reach. For commuters, the proximity to transport links ensures seamless connectivity to surrounding areas and London, making daily commutes a stress-free experience.

Completing this exceptional offering are two allocated parking spaces, providing residents with the added convenience of secure parking within the development.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo - £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors - £25





Situated in Caterham Valley which offers local shopping centre with Church Walk precinct and two supermarkets, together with bus service, health centre, library, restaurants, pubs and mainline station. The area is close to open countryside and the motorway network can be accessed via junction 6 off the M25 at Godstone.







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