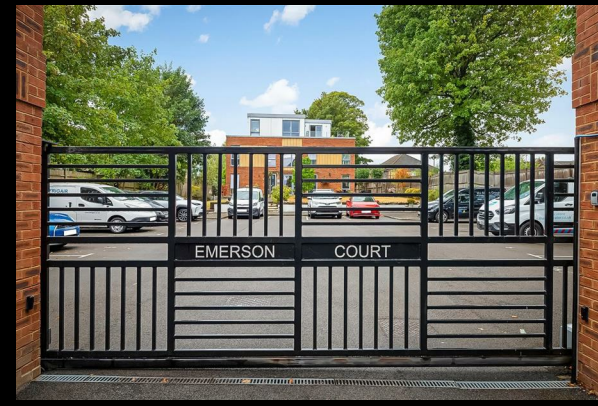




MONOCHROME | HOMES

Guide price £290,000

Coulsdon Road, Caterham, CR3 5ND

Property Summary

OVERVIEW

A spacious, beautifully presented three-bedroom top-floor apartment, with all bedrooms benefiting from en-suites. The property features a bright and modern open-plan kitchen/living area and is in excellent condition throughout, offering stylish, comfortable and spacious accommodation.

Accommodation

A superbly presented and spacious three double-bedroom top-floor apartment, offering bright and contemporary accommodation throughout. The property is in excellent condition and provides an ideal combination of generous living space, modern convenience and a light, airy feel, with stunning views over Caterham.

The accommodation comprises three well-proportioned double bedrooms, each benefiting from its own en-suite, providing excellent privacy and convenience. The heart of the property is the impressive open-plan kitchen and living area, featuring a modern fitted kitchen and creating a fantastic space for both relaxing and entertaining.

Large windows throughout the apartment allow plenty of natural light to flow through, further enhancing the spacious feel and showcasing the attractive views. The property also benefits from a secure gated car park with allocated parking spaces and dedicated bike storage.

Finished to a high standard and ready to move into, this is an excellent opportunity for those seeking a stylish, spacious and well-appointed home in a desirable setting.

Location

Emerson Court is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.

The Surrey National golf club is also within a short distance of the property.

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 specifically written confirmation has been requested."



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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