

WOODS

Land and Estate Agents

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**APARTMENT 10, CHILTERN PLACE,
96 HARESTONE VALLEY ROAD, CATERHAM, SURREY, CR3 6HF.**



**A BRAND NEW TWO BEDROOM SECOND FLOOR APARTMENT IN A
PRESTIGIOUS DEVELOPMENT IN THE HIGHLY REGARDED
HARESTONE VALLEY AREA**

PRICE: £345,000 LEASEHOLD

Directions: From the centre of Caterham turn into Harestone Valley Road and Chiltern Place is less than half a mile on the right hand side.

Situation: Chiltern Place occupies an attractive position in a prestigious residential area and convenient for Caterham's wide range of facilities including: Mainline Railway Station, bus services, a choice of shops, restaurants and a theatre. Built by local developers, W.R. Newland & Sons Ltd., this beautifully presented second floor apartment provides very well appointed accommodation comprising:

LOUNGE:	3.375 x 5.35	11'0 x 17'6 (excl. inglenook)
BALCONY:	3.475 x 1.35	11'4 x 4'5
BEDROOM 1:	2.995 x 4.42	9'10 x 14'6 (min incl. one wardrobe)
BEDROOM 2:	2.95 x 3.08	9'8 x 10'1 (Incl. single wardrobe)
STUDY:	2.05 x 2.2	6'8 x 7'2
KITCHEN:	2.95 x 3.165	9'8 x 10'4
BATHROOM:	1.795 x 2.49	5'10 x 8'2
EN-SUITE SHOWER ROOM:	2.02 x 1.74	6'7 x 5'8

SPECIFICATION

BASEMENT CAR PARK: Each apartment has one allocated parking space with a secure storage cupboard. Refuse Store Room.

SECURITY: Remote controlled security gate to underground car park. Alarm and audio entryphone to each apartment.

PRIVATE ENTRANCE: Built-in cupboard with shelf and hanging rail. Smoke alarm.

KITCHEN: Stoneham Kitchen with base and wall units in range of finishes. Granite work surfaces. Neff appliances in brushed steel finish to include: Fridge/Freezer, Washer/Dryer, Dishwasher, Double Oven, Ceramic Hob, Extractor Hood, Microwave Oven, Ceramic tiled floor, Stainless steel one and half bowl sink and drainer with chrome mixer tap. Waste disposal unit.

RECEPTION ROOM: Ornamental plaster cornice and light centre. Wall/picture light points. TV point. Satellite point. BT point. Inglenook recess with feature stone fireplace.

MASTER BEDROOM: Built in cupboards with shelf and hanging rails. Wall light points. Television point. BT point.

GUEST BEDROOM: Built-in cupboards with shelf and hanging rails. Television point. BT point.

EN-SUITE SHOWER/BATHROOM and MAIN BATHROOM: Fully tiled. White Ideal Standard suite with chrome plated mono-block taps etc. Aqualisa mains power shower in Matki shower cubicle, as shown on plan. Heated towel rail. Shaver socket. Extractor fan. Ceramic tiled floor.

COMMUNAL AREAS: Grounds landscaped and turfed with shrub borders to boundaries (excluding wooded hillside). Block pavements to drive and visitors' car park. Carpeting to front entrance and hallways. Dado rail. Ceramic up lighters and ceiling lighting. Brass finish door furniture, switches and sockets. Passenger lift to all floors.

GENERAL: 10 year NHBC warranty. Carpet laid to all rooms excluding kitchens and bathrooms. Vicaima internal doors with light oak veneer and marquetry. UPVC double glazed windows and balcony doors. Electric under floor heating via independent thermostat to each principal room. Cornice/cove to all rooms

LEASE: 125 years

Estimated Service Charge: £1,450 p.a. Ground Rent: £150 p.a.

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E-MAIL: enquiries@woodsproperty.co.uk

VIEWING *Strictly* by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.