

18 STABLE COURT, 163 CROYDON ROAD, CATERHAM, SURREY, CR3 6PS

SITUATION: The property is situated in Caterham Valley close to the adult centre and within walking distance of the shopping centre with Church Walk Precinct and 2 Supermarkets (Waitrose and Morrisons) together with bus service, health centre, library and mainline station with services to Croydon and London. The Motorway can be joined at nearby Godstone (Junction 6) giving access to Gatwick and Heathrow Airports and the remainder of the Motorway Network.

COMMUNAL ENTRANCE HALL: Glazed front door & picture windows.

Wooden front door with spy hole leading to:

PRIVATE ENTRANCE HALL: 8'3 x 5'3, (2.51m x 1.59m) Tiled flooring, radiator, ceiling spotlights on track, new fitted cupboards (one housing new gas and electric meters the other cloaks rack with drawers below) telephone point, doors leading to:

BATHROOM: 9'2 x 5'3, (2.79m x 1.59m) with white suite comprising paneled bath with mixer tap, independent 'Mira' shower over with glazed shower screen, low level W.C., pedestal wash hand basin with mixer tap, tiled walls and floor ceiling lights, heated towel rail, toilet roll holder, 'Greenwood Airvac' extractor fan, mirrored medicine cabinet, door to bedroom.

LOUNGE/DINING ROOM: 16' x 11'6 reducing to 9'3 (4.87m x 3.50m) with picture window with aspect over communal grounds and garden to front, new carpet, 2 ceiling light points and fittings, 2 radiators, T.V. and power points, door to balcony area, fitted cupboards with tumble dryer, double folding doors opening to:

BEDROOM: 8'5 x 8'5 max(2.56m x 2.56m) with built-in matching bedroom furniture incorporating high level storage units with bedside drawered units and glass display shelves, power points, telephone point, ceiling spotlight fitting.

KITCHEN: 7'3 x 6' (2.2m x 1.83m) with new matching wall and base units incorporating single bowl sink and drainer with mixer tap, 4 ring 'Hotpoint' ceramic hob with 'Whirlpool' oven beneath, free standing upright 'Lec' fridge/freezer, 'Zanussi' washing machine, small 'Zanussi' dishwasher, tiled walls and floor, ceiling spotlights, window blind, wall mounted 'Vokera' gas fired combi boiler for central heating and hot water.

N.B.Furniture and fittings available subject to separate negotiation: Dining table and 4 chairs, small 2 seater sofa and armchair, curtain pole and curtains, glass display cabinet with cupboards under, antique wrought iron screen, coffee table and small safe.

OUTSIDE: **COMMUNAL GROUNDS AND GARDENS, DRIVEWAY:** leading to:

GARAGE EN BLOC: with up and over panel door.

MAINTENANCE: Approx £1,000 per annum

GROUND RENT: £25 per annum

LEASE: 99 years from 29.9.1972 awaiting verification

COUNCIL TAX BAND - 'B' Tandridge District Council

VIEWING Strictly by appointment with Vendor's Agent