

**\*TWO DOUBLE BEDROOMS & EN-SUITE SHOWER ROOM\* \*LIVING ROOM 13' 0" x 18' 10" (3.96m x 5.73m)\*  
 \*MODERN FITTED KITCHEN 11' 6" x 8' 3" (3.51m x 2.51m)\* \*GREAT STORAGE IN THE HALLWAY\*  
 \*DOUBLE GLAZED & ELECTRIC BOILER WITH UNDERFLOOR HEATING\* \*ALLOCATED PARKING SPACE\***

**A LARGE LOWER GROUND FLOOR TWO BEDROOM APARTMENT** with direct access to the rear Gardens includes your own patio area. The flat has a large Living Room, modern fitted Kitchen, an En-suite Shower Room and Bathroom. The Development is very secure with electrically operated Gates at the entrance leading to a Parking Area with allocated parking. Within a level three quarters of a mile of the Town Centre and Railway Station, **NO ONWARD CHAIN!**

**Ambleside, 223 Croydon Road, Caterham, Surrey CR3 6PG**  
**GUIDE PRICE: £300,000 to £315,000 LEASEHOLD**



## DIRECTIONS

From the roundabout in Caterham Valley town centre proceed along the Croydon Road, just passed the second set of shops is the gated entrance to Ambleside.

## LOCATION

Ideally located for Caterham town centre and railway station which is approximately three quarters of a mile from the property. Caterham railway station has a regular service into either London Bridge or Victoria and Croydon, so ideal for the commuter. The M25 motorway can be accessed at nearby Godstone, junction 6.

The town has a great selection of local and high street shops which includes two supermarkets and Caterham railway station. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has a good selection of Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and a selection of private schools which includes Caterham School in Harestone Valley Road.

Caterham also has plenty of recreational facilities which includes Manor Park, White Knobs Park, De Stafford Sports Centre, Surrey National Golf Club in Chaldon and many fine countryside walks in the surrounding greenbelt countryside and woodland.

**A GREAT LOCATION  
FOR TOWN & COUNTRY LOVERS**

## ACCOMMODATION

### COMMUNAL HALLWAY

Accessed via a secure entry system, carpeted stairs lead down to the lower ground floor and to the front door of the Apartment.

### ENTRANCE HALLWAY

Inviting Entrance Hallway with a coved ceiling and a large built in storage cupboard, a further cupboard has the hot water tank and a wall mounted HITACHI electric boiler which powers the underfloor heating system.

### LIVING ROOM 13' 0" x 18' 10" (3.96m x 5.73m)

A large room with two double glazed windows to the side and a double glazed sliding patio door to the rear, TV point plus wall and central light points.

### KITCHEN 11' 6" x 8' 3" (3.51m x 2.51m)

Double glazed window to rear, modern kitchen with gloss wall and base units and complementary worktops. Built in appliances from BOSCH which includes a Fridge/Freezer, Washer/Dryer, Slimline Dishwasher, electric oven and grill plus a 4 ring Induction electric hob with extractor fan above. Quality tiled walled surrounds and flooring.

### MASTER BEDROOM 10' 10" x 10' 2" (3.30m x 3.11m)

Double glazed window to the side, coved ceiling, built in double wardrobe, door to:

### EN-SUITE SHOWER ROOM

Fully tiled shower room with an enclosed corner shower cubicle with a mixer shower fitment and sliding door, vanity wash hand basin and a low flush WC, extractor fan.

### BEDROOM TWO 12' 9" x 8' 8" (3.89m x 2.64m)

Double glazed window to the side, coved ceiling.

### BATHROOM 8' 11" x 5' 1" (2.73m x 1.56m)

White suite comprising of a panelled bath with a mixer tap and a hand held shower fitment, wash hand basin and a low flush WC, coved ceiling and fully tiled surrounds and flooring, extractor fan.

## OUTSIDE

### PARKING

There is an allocated parking space to the front of the block.

### COMMUNAL GARDENS

There are communal gardens mainly to the rear of the block which are mainly laid to lawn. There are also some herbaceous beds and borders to the front





surrounding the parking area. Within the parking area there is a Refuse Shed and a Bike Store.

**LEASEHOLD INFORMATION**

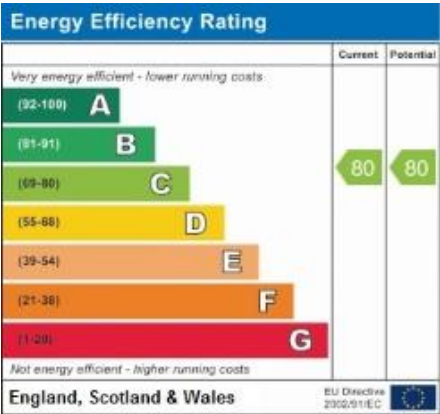
**LEASE TERM: 125 years from 29/9/2015**

**MAINTENANCE/BUILDING INSURANCE & GROUND RENT: £120.00 PCM INCLUSIVE**

**COUNCIL TAX BAND: D (2020/2021 - £2,022.01pa)**

**11/1/2021**

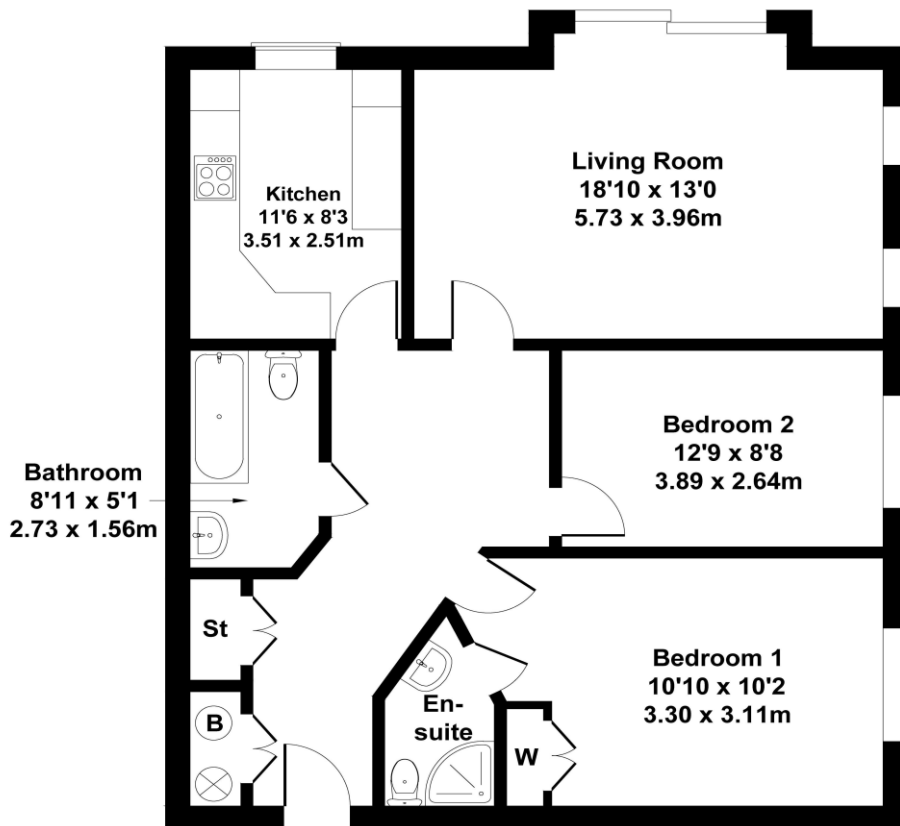
**EPC GRAPH**



## FLOORPLAN

### Ambleside Caterham

Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2021  
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