



**\*TWO BEDROOM GROUND FLOOR FLAT - SECLUDED AND TUCKED AWAY LOCATION\***  
**\*18' 9" x 13' 0" (5.72m x 3.96m) LIVING ROOM\* \*STUNNING KITCHEN WITH APPLIANCES & BATHROOM\***  
**\*14' 4" x 8' 5" (4.37m x 2.56m) MAIN BEDROOM\* \*ALLOCATED PARKING SPACE & VISITOR PARKING\***  
**\*GREAT FIRST TIME PURCHASE!\***

**An immaculately presented TWO BEDROOM GROUND FLOOR flat set in a modern block in Hambledon Park. The property has french doors opening onto the secluded Communal Gardens. The flat has a great size Living Room, a Kitchen full of built in appliances and a stunning Bathroom with a shower shaped bath. The flat has gas central heating and double glazed windows. **GREAT LOCATION**, within half a mile of local shops including a Tesco Supermarket, a selection of Schools and access to transport links.**

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!**

**Bunce Drive, Hambledon Park, Caterham on the Hill, Surrey CR3 5FG**  
**ASKING PRICE: £289,950 LEASEHOLD**



### DIRECTIONS

From Caterham on the Hill High Street proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next mini roundabout turn left into Hambledon Park, at the junction turn left into St Lawrence Way and then second left into Bunce Drive. Continue to the end of the road, the block is on the left hand side opposite parking bays for the flats.

### LOCATION

The flat is located in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village. A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon. The area also has a good selection of schools at infant and junior level including nursery schools.

Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN STYLE FLAT SET WITHIN A PEACEFUL AND CONVENIENT LOCATION!**

### ACCOMMODATION

#### COMMUNAL HALLWAY

A carpeted and well-maintained Communal Hallway leading to an inner door with access to two ground floor flats. There is a set of carpeted stairs to the first and second floors. The block is accessed via an Entryphone system.

#### ENTRANCE HALLWAY 8' 4" x 7' 11" (2.53m x 2.41m)

Spacious Entrance Hallway with a coved ceiling, security entry phone and double radiator. There is a useful storage cupboard and an Airing Cupboard with a hot water tank and shelving. Quality wood effect flooring.

#### LIVING ROOM 18' 9" x 13' 0" (5.72m x 3.96m)

A great size Living Room with a double glazed window to the rear and double doors opening onto the Communal Garden. There is a coved ceiling, quality wood effect flooring, a TV point and a double radiator. Door to:

#### MODERN FITTED KITCHEN 10' 0" x 6' 3" (3.04m x 1.90m)

A modern white unit Kitchen with granite worktops incorporating a sink unit with mixer taps. Built in 'BOSCH' oven and grill with a four ring BOSCH electric Induction hob with an extractor fan above. Built in slimline ZANUSSI dishwasher and washing machine, built in fridge and freezer. Within a wall cupboard houses a Potterton gas central heating boiler with timer controls below. Quality wood effect flooring.

#### BEDROOM ONE 14' 4" x 8' 5" (4.37m x 2.56m)

Double glazed window to the front, large built in double wardrobe to one wall. TV point and radiator.

#### BEDROOM TWO 9' 2" x 6' 10" (2.79m x 2.09m)

Double glazed window to the front aspect, coved ceiling, quality wood effect flooring, radiator.

### BATHROOM

A modern white Bathroom suite comprising of a shower shaped panelled bath with shower screen and mixer controls, large vanity wash hand basin and a low flush WC. Quality tiled walls and flooring, heated towel rail / radiator, extractor fan and shaver power point.

### OUTSIDE

#### RESIDENTS PARKING

In front of the block there is an allocated parking bay for one vehicle, to one side of the block there are also some visitor parking available.





**COMMUNAL GARDENS**

To the rear of the block there is an area of Communal Gardens which are mainly laid to lawn with a backdrop of mature hedging and trees. The lawn extend to the side of the block and this flat with a high brick wall and hedgerow providing seclusion from the surrounding properties.

**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 125 years from 25th March 1997.

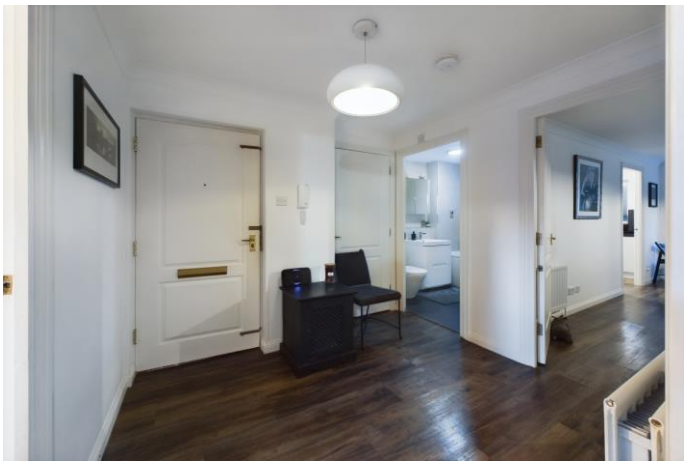
**MAINTENANCE/SERVICE CHARGE:** £1200 pa (2023/2024)

**BUILDING INSURANCE:** £250.00 pa

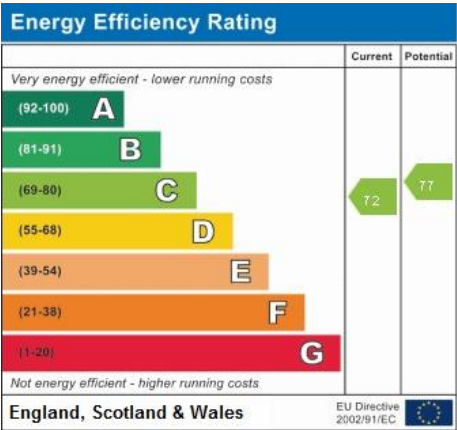
**GROUND RENT:** £250.00 pa

**COUNCIL TAX:** The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

22/1/2024



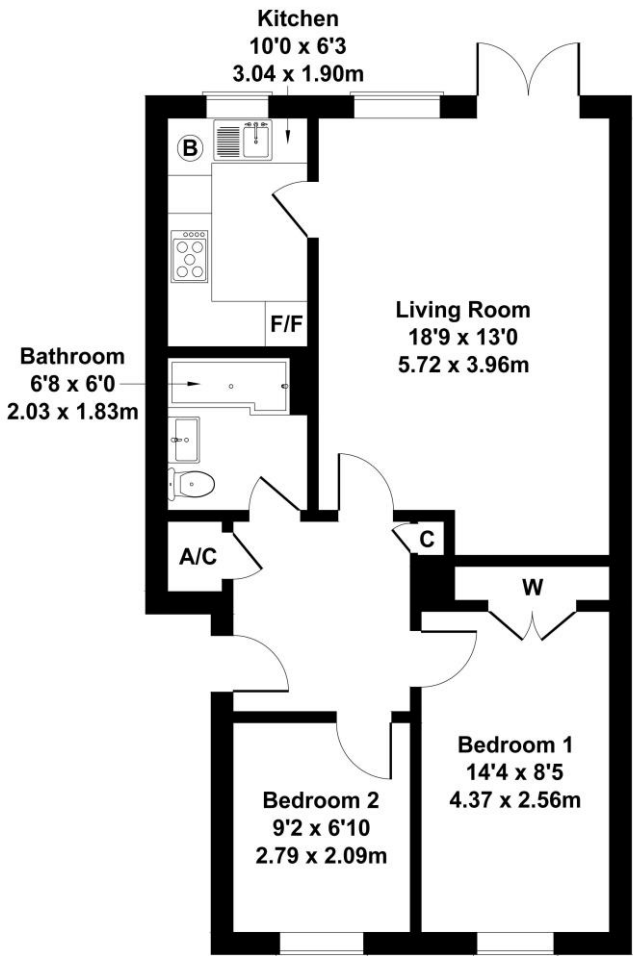
**ENERGY PERFORMANCE CERTIFICATE (EPC)**



**FLOORPLAN**

**Bunce Drive**

Approximate Gross Internal Area  
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2024  
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