



**\*IMMACULATE TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT\***  
**\*18' 9" x 13' 1" (5.72m x 3.99m) Max LIVING ROOM\*** **\*MODERN KITCHEN WITH BUILT IN APPLIANCES\***  
**\*14' 4" x 8' 6" (4.37m x 2.59m) BEDROOM ONE WITH LARGE DOUBLE WARDROBE\*** **\*ALLOCATED PARKING**  
**SPACE PLUS VISITOR PARKING\*** **\*TUCKED AWAY & QUIET LOCATION, VIEWING RECOMMENDED! \***

**A GROUND FLOOR TWO BEDROOM PURPOSE BUILT FLAT** set within a secluded and quiet cul-de-sac within the popular Hambledon Park Development. The property has a great size Entrance Hall and a large Living Room with a separate modern fitted Kitchen. The main Bedroom has a large built in wardrobe, there is also a modern white re-fitted Bathroom. The flat has direct access via french double glazed doors into a secluded Communal Rear Garden. **A GREAT FLAT CONVENIENTLY LOCATED FOR THE TOWN & GREENBELT COUNTRYSIDE!**

**Bunce Drive, Hambledon Park, Caterham, Surrey CR3 5FG**  
**ASKING PRICE: £287,500 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)

An inviting hallway with a coved ceiling, useful storage cupboard, further storage/airing cupboard with a shelf and the electric fuse box. Double radiator, security entryphone and wood effect flooring.

**LIVING ROOM** 18' 9" x 13' 1" (5.72m x 3.99m) *Max*  
A large Living Room with a double glazed window to the rear and a set of double doors opening onto the private Communal Garden. Coved ceiling, TV point, two central ceiling light points, two radiators and wood effect flooring, doorway to:

#### **KITCHEN** 10' 0" x 6' 4" (3.06m x 1.93m)

A modern fitted kitchen with a double glazed window to the rear. There is a range of large wall and base units with matching worktops and coloured splashbacks incorporating a single bowl stainless steel sink unit with a mixer tap and storage below. There is a built in electric oven with a grill/microwave oven above and a four ring gas hob with an extractor fan above. Also included is a built in 'slimline' dishwasher, a washing machine and a fridge/freezer.

#### **BEDROOM ONE** 14' 4" x 8' 6" (4.37m x 2.59m)

Double glazed window to the front, built in double wardrobe, coved ceiling, TV point and double radiator.

#### **BEDROOM TWO** 9' 2" x 6' 11" (2.80m x 2.12m)

Double glazed window to the front, coved ceiling and radiator.

#### **BATHROOM** 6' 9" x 6' 4" (2.07m x 1.94m)

Re-fitted modern white suite comprising of a shower panelled bath with a mixer tap and a separate mixer shower fitment, fitted return shower screen, vanity wash hand basin with a further mirrored vanity cupboard above. Low flush WC, tiled surrounds and flooring, extractor fan.

### OUTSIDE

#### **RESIDENTS PARKING**

There is an allocated parking space with the property plus a visitor parking to the side of the block.



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**COMMUNAL GARDENS**

To the rear and side of the block there is an area of communal garden which is mainly laid to lawn with hedgerow and walled surrounds to two sides. To the other side you can access the visitor parking area.

**LEASEHOLD INFORMATION & COUNCIL TAX**

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

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

**BUILDING INSURANCE:** £250.00 pa

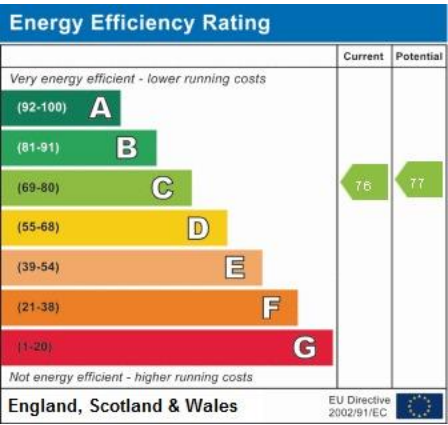
**GROUND RENT:** £250.00 pa

**COUNCIL TAX BAND:** ‘D’ Tandridge Council (£2,244.50 pa 2023 - 2024)

**31/10/2023.**

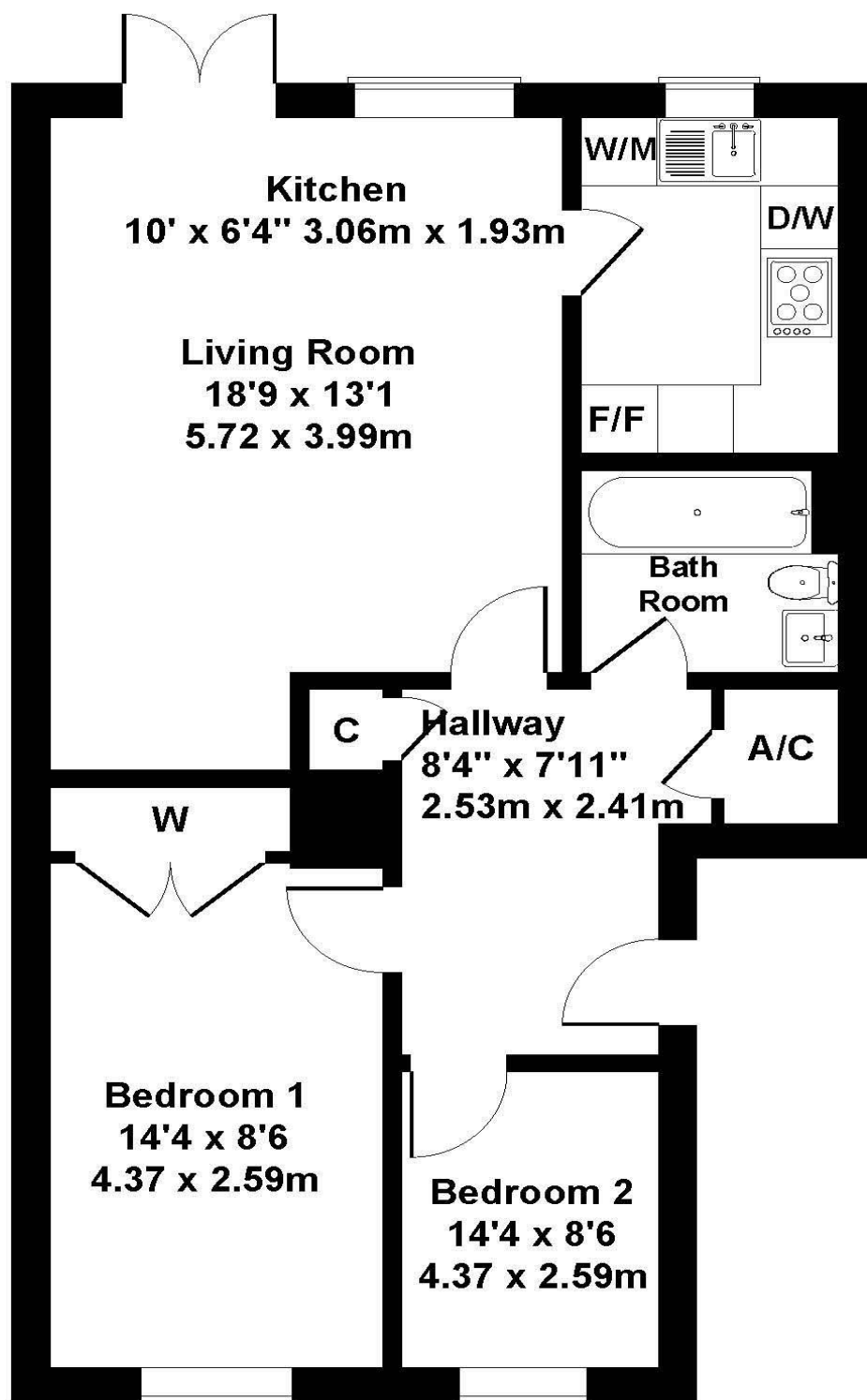


**ENERGY PERFORMANCE CERTIFICATE (EPC)**



# Bunce Drive

Approximate Gross Internal Area  
657 sq ft - 61 sq m



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**



#### DATA PROTECTION ACT 1998

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