



LIVING ROOM



KITCHEN/BREAKFAST ROOM

LARGE TWO DOUBLE BEDROOM PENTHOUSE APARTMENT

27' 0" x 12' 0" (8.22m x 3.65m) plus bay windows, DOUBLE ASPECT LIVING ROOM

FULLY FITTED KITCHEN/BREAKFAST ROOM 15' 6" x 12' 11" (4.73m x 3.94m) Max

UNDERFLOOR GAS FIRED CENTRAL HEATING, BUILT IN WARDROBES TO BOTH BEDROOMS* *MASTER BEDROOM WITH LARGE ENSUITE BATHROOM* *GREAT LOCATION FOR THE TOWN & COUNTRYSIDE

A TWO DOUBLE BEDROOM PENTHOUSE APARTMENT located in a secluded position within a quarter of a mile of Caterham Valley Town Centre and Railway Station. The Apartment floor area is **1249 Square Feet (116 Square metres)** and has a double aspect ***27' 0" x 12' 0" (8.22m x 3.65m)** Main Living Room and a large double aspect Kitchen/Breakfast Room. Both Bedrooms have large built-in wardrobes with the Master Bedroom benefitting from an En-suite Shower Room, there is also a large Family Bathroom.

A GREAT SIZE APARTMENT IN A CONVENIENT LOCATION!

Churchview Close, Caterham Valley, Surrey CR3 6EZ
'Offers in Excess of' £400,000 Leasehold



LIVING ROOM

DIRECTIONS

From Caterham Valley main roundabout, turn right into the Godstone Road, take the second left into Crescent Road and then first right into Churchview Close, take the first right turn into the parking area, the Apartment Block is straight ahead.

LOCATION

The property is in an ideal location being within a quarter of a mile of Caterham Town Centre and two miles of Junction 6 of the M25. Greenbelt Countryside with many fine walks including the North Downs is also nearby. The Town Centre has a Railway Station with services into Central London and a choice of Supermarkets and local shops, pubs and restaurants.

**A GREAT LOCATION TO COMMUTE INTO LONDON
AND FOR ACCESS TO THE
TOWN CENTRE & COUNTRYSIDE!**

ACCOMMODATION

COMMUNAL HALLWAY

There is a carpeted Communal Hallway with a staircase and Lift Service to all floors. There is a security intercom system to all of the Apartments.

ENTRANCE LOBBY

The Apartment front door is accessed via the Entrance Lobby as well as the Lift. There are also two maintenance cupboards within the Lobby.

ENTRANCE HALLWAY

A L 'shaped Entrance Hallway with coved ceiling and inset spotlights, access to loft storage via a retractable ladder, built in airing cupboard with a hot water tank and shelving plus two solar panel tanks with a control panel. Built in Cloaks Cupboard with an access door to a large eaves storage cupboard/area to one side of the Apartment.

LIVING ROOM 27' 0" x 12' 0" (8.22m x 3.65m) *plus bay windows*

Double aspect room with double glazed windows to two sides, coved ceiling with inset spotlighting, TV point, heating thermostat.

KITCHEN/BREAKFAST ROOM 15' 6" x 12' 11" (4.73m x 3.94m) *Max*

Double glazed windows to the rear and side, range of wall and base units with matching granite worktops and tiled surrounds incorporating a one and a half sink unit with mixer taps and cupboards under. Coved ceiling with inset spotlighting, tiled flooring throughout. Built in four ring gas hob with an extractor fan above and an electric Double Oven and Grill, built in Dishwasher, Washer/Dryer and Fridge/Freezer. Wall mounted VIESMANN gas fired central heating boiler set within a wall unit, heating thermostat.

MASTER BEDROOM 17' 2" x 16' 8" (5.23m x 5.07m) *L'Shaped and into bay window*

Double glazed window to the rear, wall of mirror fronted sliding door wardrobes with hanging and shelf space, coved ceiling with inset spotlighting, heating thermostat, door to:

EN-SUITE BATHROOM 11' 9" x 9' 9" (3.57m x 2.96m) *into bay*

Double glazed bay window to the side, white suite comprising of a double size enclosed shower unit with a mixer shower attachment and sliding door access, large, panelled bath with a mixer tap shower attachment. vanity wash hand basin set within the bay and a low flush WC. Quality tiled surrounds and tiled flooring throughout. Extractor fan, light with shaver point and heated trowel rail.

BEDROOM TWO 13' 3" *into bay* x 10' 0" (4.04m *into bay* x 3.06m) *To wardrobes*

Double glazed window to the side, coved ceiling, built in mirror fronted wardrobes to one wall, heating thermostat.



LOUNGE AREA

BATHROOM 11' 7" x 9' 10" into bay (3.53m x 2.99m) into bay
Double glazed frosted window to the side, large, panelled bath with a mixer tap shower attachment and a fitted shower screen, large pedestal wash hand basin and a low flush WC. Wall mounted chrome ladder style heated towel rail, tiled surrounds and tiled flooring throughout, coved ceiling with inset spotlighting.

OUTSIDE

COMMUNAL GARDENS

There is an area of Communal Gardens to one side and the rear of the block which are mainly laid to lawn.

RESIDENTS PARKING & COVERED BIN STORAGE

As you approach the block there are designated bays for off road parking, each flat has one allocated bay. There is also a covered Bin Storage within the parking area.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/1/2017

MAINTENANCE: £1800.00 pa
GROUND RENT: NIL
COUNCIL TAX: BAND 'F' £3,386.92 pa (2024/2025)
Tandridge Council

19/4/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

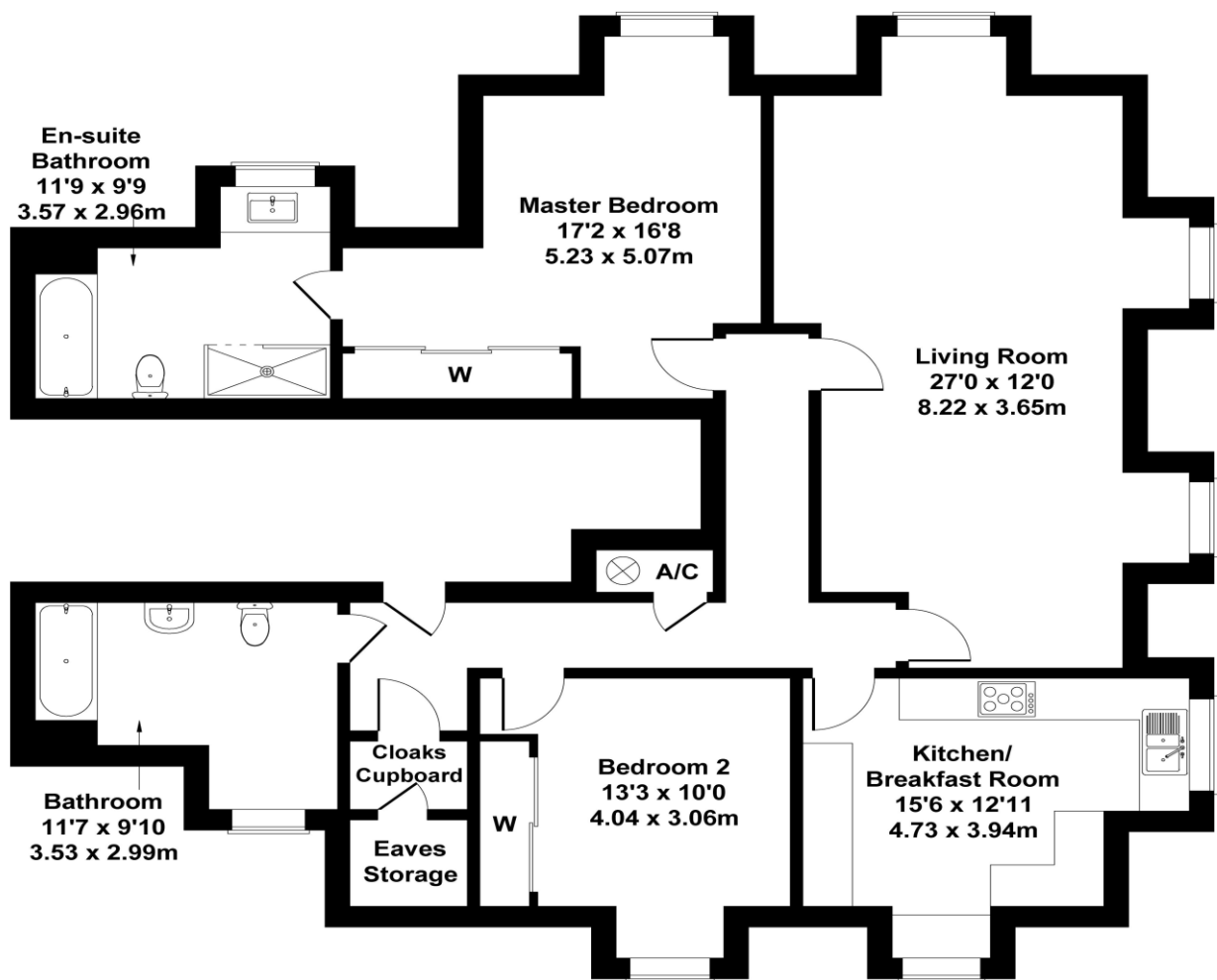
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOORPLAN

Churchview Close

Approximate Gross Internal Area
1249 sq ft - 116 sq m
(Excluding Eaves Storage)



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





RESIDENTS PARKING AREA



COMMUNAL HALLWAY

DATA PROTECTION ACT 1998

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