



SPACIOUS ONE DOUBLE BEDROOM FLAT* *24' 6" x 10' 3" (7.48m x 3.12m) OPEN PLAN LIVING ROOM / KITCHEN* *11' 7" plus door recess x 9' 8" (3.53m plus door recess x 2.95m) DOUBLE BEDROOM* *REAR FACING BALCONY* *DOUBLE GLAZED & GAS CENTRAL HEATING* *CONVENIENT LOCATION !

A TOP FLOOR ONE DOUBLE BEDROOM PURPOSE BUILT FLAT, light and spacious and located conveniently in The Village, Caterham on the Hill. The large double aspect Living Room is open plan to the Kitchen, the double Bedroom has built in wardrobes and there is a well appointed Bathroom. Outside there is an allocated parking space and visitor parking within the Residents Parking Area. **NO ONWARD CHAIN!**

Nicholls Close, The Village, Caterham, Surrey CR3 5XP
ASKING PRICE: £239,950 LEASEHOLD



LIVING ROOM / KITCHEN 24' 6" x 10' 3" (7.48m x 3.12m)

Large open plan Living Room which is open plan to the Kitchen. There is a double glazed sliding patio door to a large enclosed Balcony, TV point and double radiator.

KITCHEN

Open planned from the Living Room. Range of modern wall and base units with matching worktops and tiled surrounds. One and a half bowl stainless steel sink unit with a mixer tap and cupboards under, built in fridge, freezer and washing machine, built in four ring electric hob with a stainless steel hood extractor fan above, built in electric oven and grill. Wall mounted Worcester gas fired central heating boiler set within a wall unit cupboard, wood effect flooring.

WEST FACING BALCONY 4' 7" x 10' 6" (1.40m x 3.20m)

Metal framed and part glazed Balcony which has views to the rear of the block.

DOUBLE BEDROOM 11' 7" plus door recess x 9' 8" (3.53m plus door recess x 2.95m)

Large double glazed window to the rear, two built in double wardrobes, radiator.

BATHROOM 5' 7" x 6' 9" (1.69m x 2.06m)

Modern white suite comprising of a panelled bath with a mixer tap and shower fitment, pedestal wash hand basin and a low flush WC, tiled surrounds. Fitted wall cabinet, inset spotlights and shaver point, extractor fan.

OUTSIDE

COMMUNAL GARDEN

To the rear of the block there is an enclosed area of lawn.



DIRECTIONS

From the Junction of Coulsdon Road and Chaldon Road proceed down Coulsdon Road and straight over at the roundabout. At the traffic lights, turn left into 'The Village' and then turn left again towards Tesco, at the mini roundabout turn right, the flats are on the left hand side, the Residents Parking are to the rear of the block.

LOCATION

Designed by Linden Homes from a former barracks, The Village Development has many useful amenities in the immediate area. Within The Village there is a Tesco Supermarket, Doctors Surgery, Pharmacy and a Health Club with Gym and Indoor Pool, 'The Arc' a Family Community Centre as well as a Childrens Nursery next to the Village Green. There is also access onto greenbelt countryside to the rear of the development with views towards Chaldon and the Surrey National Golf Course.

Caterham has a good choice of Schools from Nursery levels to Secondary Education in the public and private sectors as well as good transport links to the north and south of the town. Caterham has a good selection of local and High Street shops, restaurants, a Sports Centre at De Stafford School and a railway station in Caterham Valley with services into Central London and Croydon. Local bus services also run on the Coulsdon Road into Caterham Valley and towards Coulsdon in the opposite direction.

A GREAT PLACE TO LIVE WITH EASY ACCESS TO TOWN AND GREENBELT COUNTRYSIDE.

ACCOMMODATION

COMMUNAL HALLWAY

Large Communal Hallway with a fitted carpet and stairs to the first and second floors, security entryphone system.

ENTRANCE HALLWAY

Built in large storage cupboard and an Airing Cupboard with a hot water tank (Solar Water Heating) and shelving, radiator.

RESIDENTS PARKING

There is an allocated parking space and visitor parking spaces to the rear of the block.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1st January 1999

MAINTENANCE: £1100 pa (2020)

GROUND RENT: £150 pa (From 1/1/2024 Ground Rent will be £300.00 pa)

THE VILLAGE ASSOCIATION FEE: £430 pa

COUNCIL TAX: Band C - Tandridge Council.

7/2/2022

ENERGY PERFORMANCE CERTIFICATE

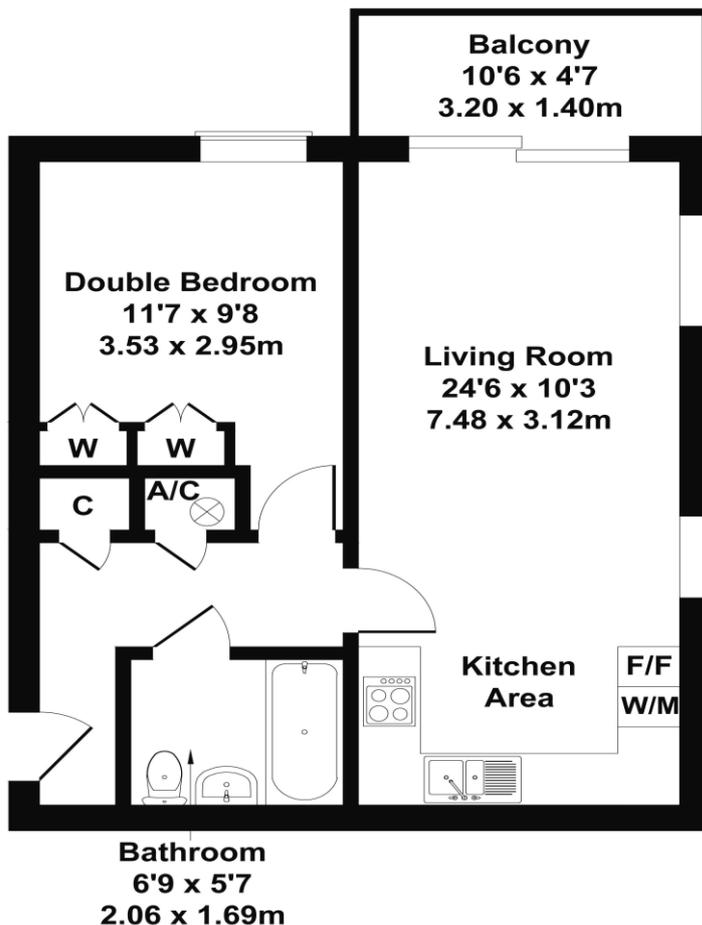
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FLOORPLAN

Nicholls Close

Approximate Gross Internal Area
506 sq ft - 47 sq m



Not to Scale. Produced by The Plan Portal 2022
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