



IMPRESSIVE TWO BEDROOM PURPOSE BUILT FLAT* *EN-SUITE SHOWER ROOM & BATHROOM
18' 2" x 10' 9" (5.53m x 3.27m) LIVING ROOM
ATTRACTIVE ENTRANCE HALL & MODERN KITCHEN* *TWO ALLOCATED PARKING SPACES!
999 YEAR LEASE FROM 1/1/1998 - PEPPERCORN GROUND RENT

A MODERN TOP FLOOR TWO DOUBLE BEDROOM FLAT WITHIN A QUARTER OF A MILE OF THE TOWN CENTRE. Set in a quiet cul-de-sac just off Harestone Hill. The flat has a good size Living Room, separate Kitchen and fitted wardrobes in both Bedrooms. Outside there are two Allocated Parking Bays to the rear of the block as well as an area of Communal Garden. **VERY CONVENIENT LOCATION, NO ONWARD CHAIN!**

Eothen Close, Caterham, Surrey CR3 6JU
Guide Price: £350,000 to £360,000 LEASEHOLD



LIVING ROOM 18' 2" x 10' 9" (5.53m x 3.27m)

A light and spacious room with a double glazed floor to ceiling windows to the front with inward opening doors to a Juliette Balcony, a further double glazed window to side. Coved ceiling with inset spotlighting, wall mounted electric flame effect remote controlled fire, TV point, telephone point, wall mounted Creda electric timed heater and double glass panelled doors to the hallway.

KITCHEN 11' 2" x 6' 6" (3.40m x 1.99m)

Double glazed window to front, inset spotlights to the ceiling, range of modern style wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under, built in electric double oven and grill with a four ring electric hob and extractor fan above. Space and plumbing for a washing machine and a slimline dishwasher, space for a fridge / freezer. Tiled surrounds and flooring, TV point and telephone point.

MASTER BEDROOM 11' 9" x 14' 4" (3.57m x 4.37m)

Double glazed floor to ceiling windows to the rear with inward opening double doors to a Juliette Balcony, wall of quality built in wardrobes with hanging, shelf and drawer space, telephone point and TV point, wall mounted Creda electric timed heater, door to:

EN-SUITE SHOWER ROOM 6' 2" x 5' 1" (1.89m x 1.55m)

Double glazed frosted window to the rear, inset spotlights and extractor fan. Modern white suite comprising of a corner shower cubicle with tiled walls and a wall mounted shower fitment and overhead shower rose plus a hand held shower, vanity wash hand basin and a low flush WC. Electric heated towel rail and a large fitted mirror to on wall.

BEDROOM TWO 14' 8" x 8' 11" (4.48m x 2.72m)

Double glazed window to the front, built in double wardrobe, wall mounted Creda electric timed heater.



DIRECTIONS

From the mini roundabout in Caterham Town Centre proceed along Harestone Valley Road, at the next roundabout bear left into Harestone Hill and then first left into Eothen Close opposite the church, the block is immediately on the right handside and the entrance to the drive leading to the Allocated Parking area is the first right turn.

LOCATION

The property is located less than a quarter of a mile from Caterham Valley town centre and Railway Station which has a regular service into London.

The town centre has a good selection of local and high street shops that includes two Supermarkets, Morrisons and Waitrose. Caterham School (private) caters for children from 3 - 18 years and is approximately half a mile along Harestone Valley Road, an excellent school with a good reputation.

Caterham is also a great spot to live to access the M25 at nearby Godstone. On the edge of greenbelt countryside and protective woodland with many fine walks and views, the area has a great countryside feel as well as being close to the town centre with shopping facilities and amenities.

**A HIGHLY DESIRABLE LOCATION
FOR TOWN AND COUNTRY LOVERS !**

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Carpeted and illuminated Communal Hallway with a return set of stairs leading to the first and second floor Landing. Security entry phone system.

ENTRANCE HALLWAY

Inviting Entrance Hall which is L-shaped, security entryphone, airing cupboard with the hot water tank, access to loft storage, wall mounted Creda timed electric heater, electric fuse box, wood effect flooring.

BATHROOM 6' 8" x 6' 3" (2.04m x 1.90m)

Double glazed frosted window to the rear, inset spotlights to the ceiling and extractor fan. White suite comprising of a panelled bath with a mixer tap shower fitment including an overhead shower rose and a hand held shower, vanity wash hand basin and a low flush WC. Electric heated towel rail, large fitted mirror, tiled surrounds and flooring.

OUTSIDE

ALLOCATED PARKING

To the rear of the block there are two allocated parking bays.

COMMUNAL GARDENS

To the rear and to one side of the block there is an area of Communal Garden with established borders and a lawn area.

LEASEHOLD INFORMATION

LEASE TERM: 999 years from the 1/1/1998

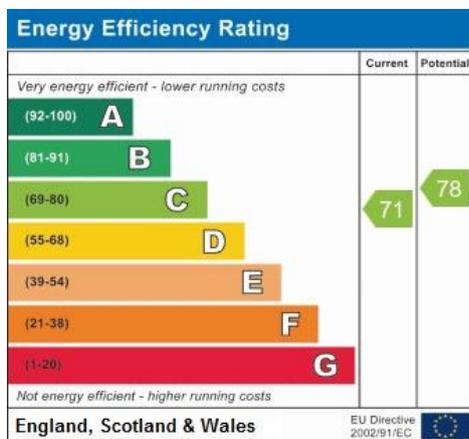
MAINTENANCE: £115.00 pcm

GROUND RENT: Peppercorn

COUNCIL TAX: BAND E – Tandridge Council

25/3/2021

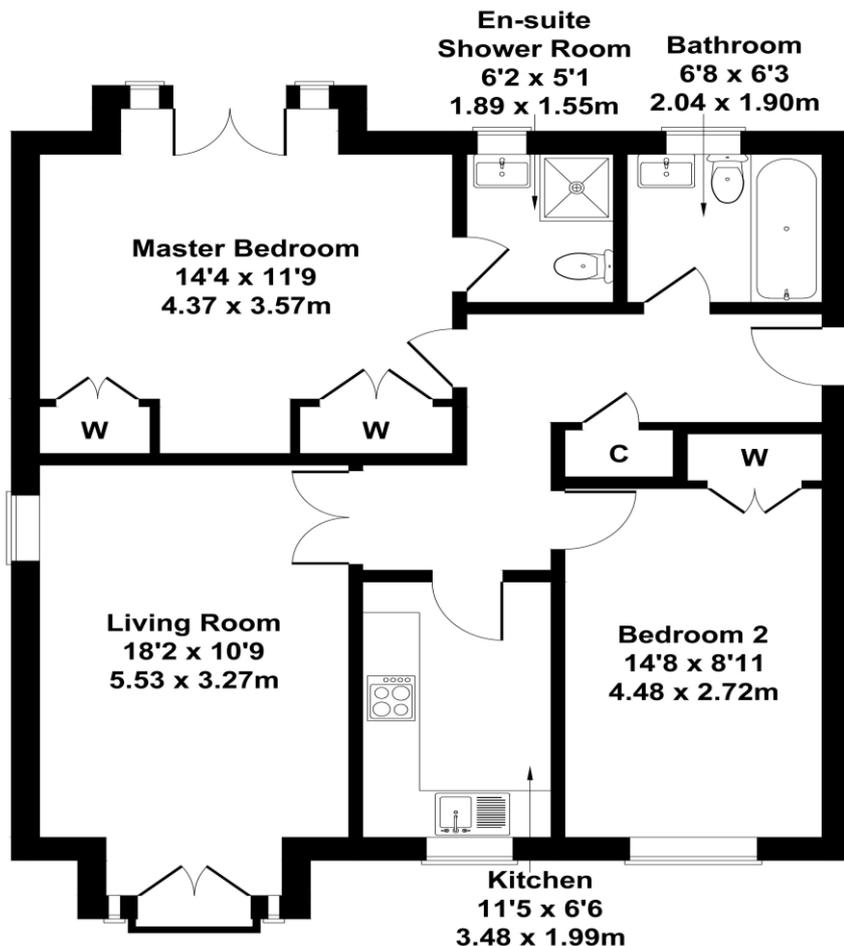
ENERGY PERFORMANCE



FLOORPLAN

Eothen Close

Approximate Gross Internal Area
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2021
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DATA PROTECTION ACT 1998

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