

**21 ST MARY'S MOUNT,**  
CHURCH HILL, CATERHAM, SURREY, CR3 6SJ

**RAYNERS**  
ESTATE AGENTS



**21 ST MARY'S MOUNT**  
CHURCH HILL, CATERHAM, SURREY,  
CR3 6SJ

- R** 4 BEDROOMS
- R** 3 BATHROOMS
- R** 4 RECEPTIONS
- R** KITCHEN / BREAKFAST ROOM
- R** ROOF TERRACE & TWO BALCONIES
- R** 2 GARAGES
- R** 3 PARKING SPACES
- R** COMMUNAL GARDENS & TENNIS COURT



**No. 21 St Mary's Mount is arguably the largest apartment in the local area. This triplex property was originally two apartments, purchased at the building stage by the present owners, and architecturally redesigned as a single dwelling with investment to interior specification above and beyond the builder's specification.**

**The property is centrally located for Caterham town centre and is found just off Church Hill on an exclusive development that enjoys stunning views over Caterham Valley.**

**With an impressive 3600 ft<sup>2</sup> of space, spread over three floors, the property's accommodation includes four bedrooms, three bathrooms, four receptions, roof terrace and two balconies. In addition there are two garages and three parking spaces.**

**This property sits within well established and manicured grounds that include a tennis court.**

#### **Situation:**

Caterham Valley town centre is approximately 1/5 mile providing a railway station with regular commuter services to Croydon (25 mins) and London (45 mins), supermarkets (Waitrose & Morrison), shops, restaurants, sporting and social amenities. The nearest large towns of Oxted and Redhill are all within a 6 mile radius providing further shopping centres, social and recreational amenities and mainline railway stations. Junction 6 of the M25 orbital motorway is about two miles distant giving access to Gatwick and Heathrow airports, the south coast and the remainder of the motorway network. The area is well served for schools, both state and independent, for all age groups

#### **Outside:**

Beyond the obviously delights of a stunning roof terrace and a further two balconies the property enjoys the full use of the extensive and well tended communal rear gardens and tennis court.

#### **Accommodation:**

The ground floor is occupied by the four bedrooms, ensuite bathroom to the master bedroom, walk in dressing room to another bedroom, and family bathroom. The master bedroom and one other bedroom have direct access to a balcony.

As a point of note all bathrooms, shower rooms and cloakrooms throughout the property are styled with Porcelanosa ceramic tiling as are the hallways, kitchen and dining room. Many windows and doors incorporate concealed insect screens. The floors of both garages are also ceramic floor tiled and include an external water supply.

The first floor is occupied by the living accommodation which includes a spacious lounge with door to a balcony, well appointed kitchen / breakfast room with fitted appliances, seating area, walk-in larder and door to a balcony, dining room, study and cloakroom.

The second floor is dominated by a stunning family room and its feature sun terrace. An ensuite shower room is also found on this level. This family room would serve as an excellent additional bedroom or occasional guest bedroom.

**Tenure:** Leasehold. We have been informed by the owner that the lease is 125 years from 1998.

**Local Authority:** Tandridge District Council

**Main Services:** Gas, electricity and water together with cable TV and fibre optic broadband.

**Drainage:** Mains

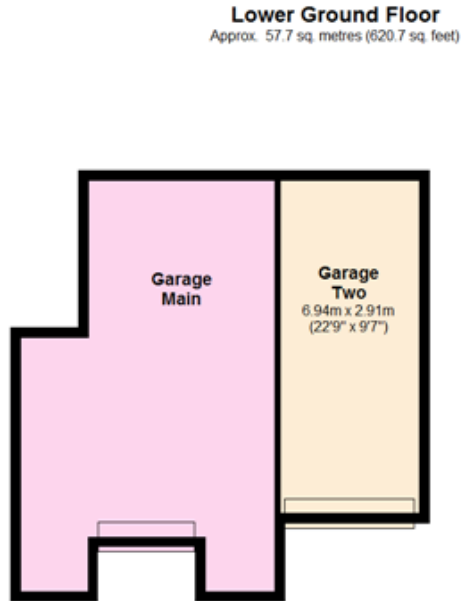
**Heating:** Gas central heating to radiators.

**Glazing:** The property is double glazed.

**Council Tax:** Band G.

**£850,000**





Total area: approx. 172.4 sq. metres (1856.1 sq. feet)

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Agents Notes:** The Agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances nor specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves etc. and accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars

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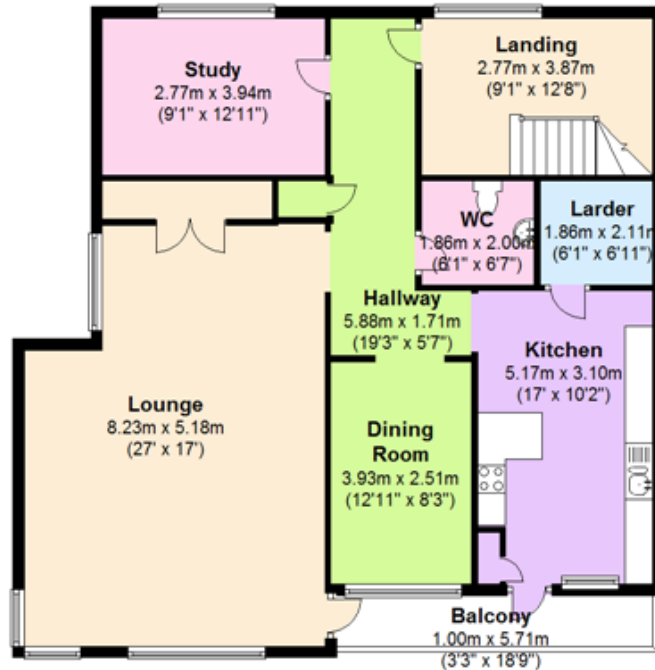
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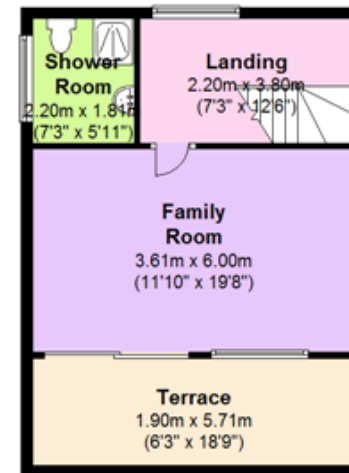
## First Floor

Approx. 115.0 sq. metres (1237.9 sq. feet)



## Second Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 161.3 sq. metres (1735.8 sq. feet)

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