



Coldstream Road,
Caterham, CR3 5DU - Price £425,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A rare opportunity to acquire the lease of an exceptionally bright and spacious Two-Bedroom Retirement Apartment situated in the award winning and sought after Caterham-on-the-hill Village, with an excellent selection of recreational facilities close-by. The property boasts Two Bedrooms with an En-suite Bathroom and separate shower cubicle to the master, Entrance Hall with generous storage throughout, light and airy Kitchen / Breakfast Room, triple aspect bright and open Living / Dining Room with commanding views over the central recreational green (formally used as a cricket ground). Additional benefits include Off-Street Parking, Emergency call System, lift and Communal lounge for resident social activities. Outside the boundary for Ulez Zone.

- Bright and Spacious Retirement Apartment
- Convenient Level Caterham Location
- Two Bedrooms
- En-suite Bathroom to Master
- Triple Aspect Light and Open Living / Dining Room
- Large Well-fitted Kitchen / Breakfast Room
- Good Size Entrance Hall
- Communal Lounge & Gardens
- Off-Road Parking
- Chain Free/Outside the Ulez Zone





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

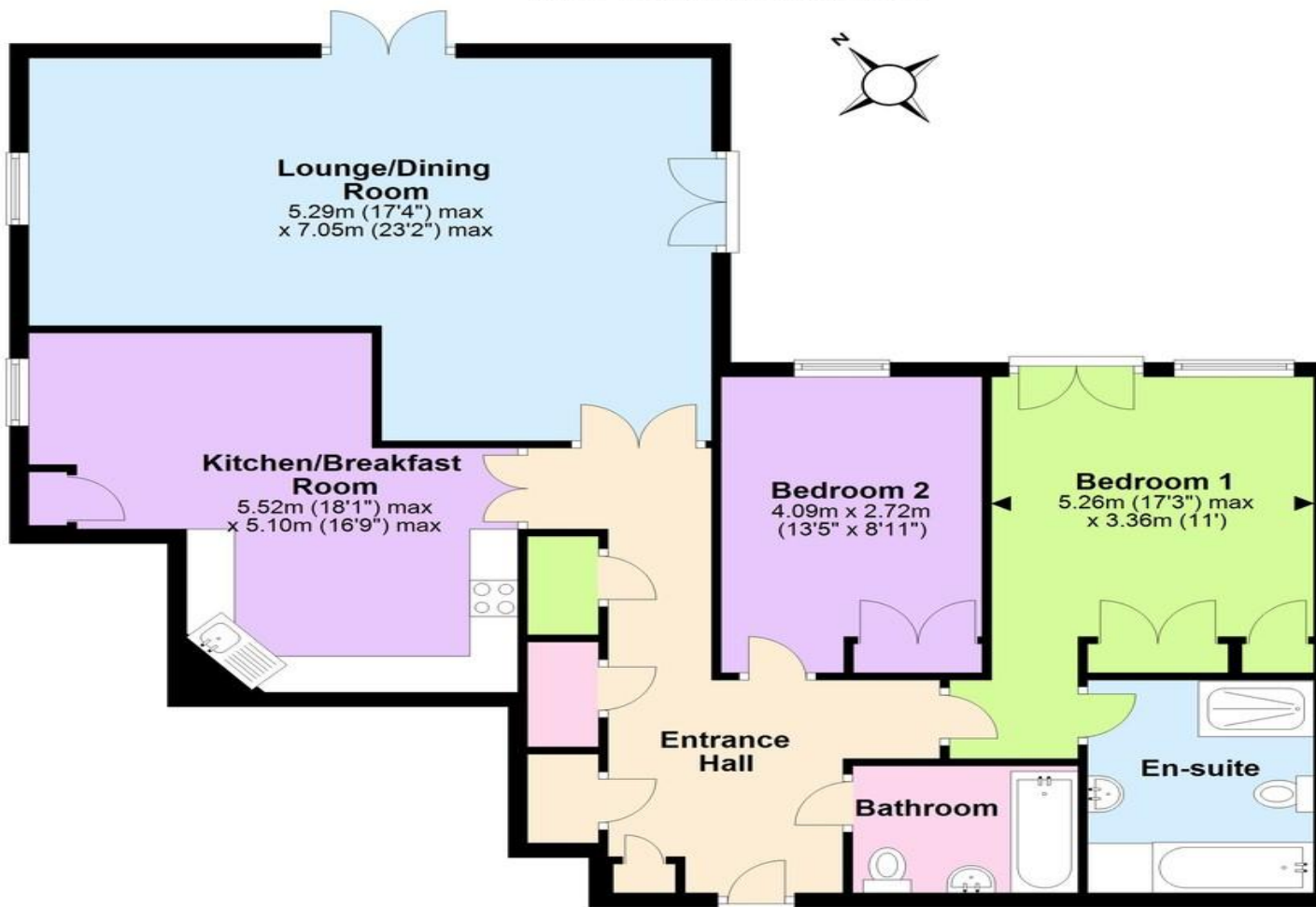
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



First Floor

Approx. 105.4 sq. metres (1134.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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