



Woodview Way, Caterham, CR3 5WQ

Guide price £245,000

*Mc.*

MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Stunning 1 double bedroom apartment, located on the elusive Oakgrove development with allocated parking.

### Accommodation

Atkins House is a well kept, beautifully maintained apartment block, serviced by a lift with all apartments benefitting from allocated parking and additional visitor bays.

The apartment is well presented throughout, with a well proportioned modern kitchen offering ample storage space, perfect for a first home. The living area is bright and crisp, with plenty of space for a dining area in addition to a lounge suite. The bedroom is a comfortable double room, and there are 2 great size storage cupboards in the hallway. The bathroom is fitted with a full size bath with shower attachment in great order.

Further amenities include cycle storage and secure bin stores, contributing to create a beautiful surrounding.

### Location

Located on the prestigious Berkeley Homes Oakgrove development, Caterham on the hill. The development is perfectly positioned just a short cycle or bus ride to Caterham Valley which offers a choice of supermarkets, local shops and trains direct into central London. Caterham On The Hill high street is just a short still away, with bistro cafe's, post office, convenience stores and number of pubs and restaurants. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside.

### Disclaimer

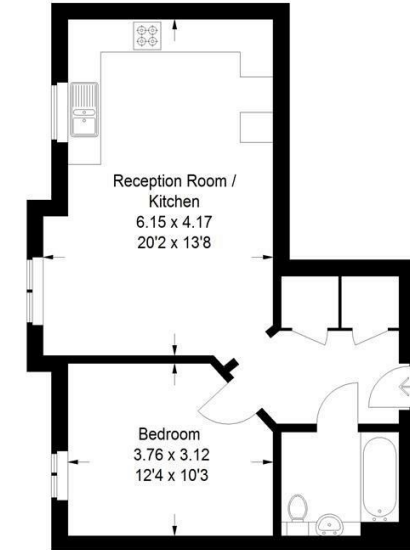
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



### Atkins House, CR3

Approximate Gross Internal Area  
47.7 sq m / 513 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID866989)

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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