



*Mc.* MONOCHROME | HOMES

Croydon Road, Caterham, CR3 6PF

£1,800



# PROPERTY SUMMARY

## OVERVIEW

TO LET - 2 BEDROOM, 2 BATHROOM EXECUTIVE APARTMENT LOCATED IN CATERHAM. ALLOCATED PARKING AND CLOSE TO TOWN CENTRE AND TRAIN STATION

### ACCOMODATION

Welcome to Clearway Court, a charming development in the heart of Caterham, offering thoughtfully designed modern living. This beautifully finished apartment features a bright open-plan living area with a premium German Cashmere kitchen, complete with integrated appliances, stone worktops, and under-cabinet lighting for a sleek, contemporary feel.

The spacious bedroom is fitted with plush carpets, creating a warm and inviting retreat, while the elegant, fully tiled bathroom boasts stylish white sanitary ware and a heated towel rail—perfect for cosy mornings.

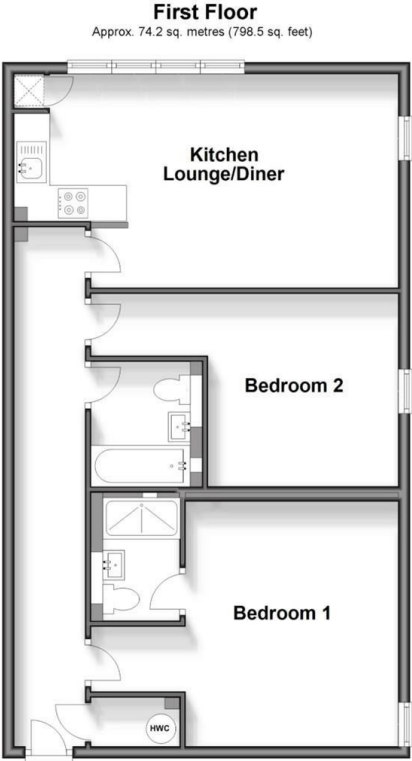
### LOCATION

Clearway Court is situated on a popular development in Caterham the property is walking distance to Caterham Valley, and amenities such as high street shops, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. The Surrey National golf club is also within a short distance of the property. Direct train services to London Bridge and Victoria are from Caterham (0.6 miles) and additionally both Upper Warlingham and Whyteleafe stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

### 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."



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

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