



Mc. MONOCHROME | HOMES

Brigade Place, Caterham, CR3 5ZU

Guide price £300,000

PROPERTY SUMMARY

OVERVIEW

A well presented two bedroom executive apartment situated on popular Village development in Caterham. The property is offered to the market chain free.

Accommodation

This ground floor property enjoys generous living space, separate modern fitted kitchen and two double bedrooms with en-suite to master aswell as a family bathroom. Outside offers a parking space and communal grounds to enjoy which are always well maintained.

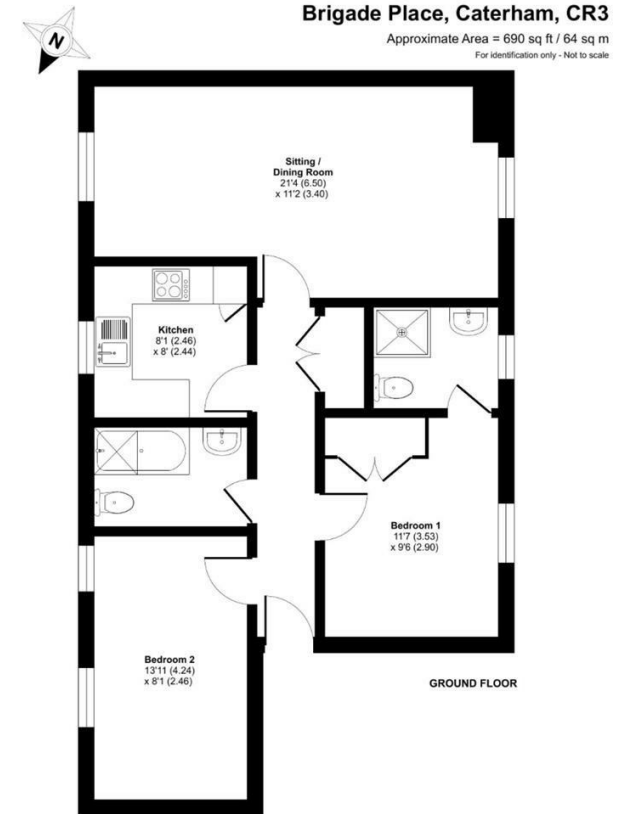
Location

Brigade Place is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, 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 (1.4 miles) and additionally both Upper Warlingham and Coulsdon South 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."



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Park & Bailey REF: 800468

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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