



66 Stanstead Road, Caterham, CR3 6AB

Asking price £365,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Presenting a beautifully kept two-bedroom apartment, in the gated development Ashdown Place.

### Accommodation

Ashdown Place is a small, private development located on the well-regarded Stanstead Road in Caterham. This modern apartment includes two bedrooms, one with a walk-in wardrobe, a large high-specification kitchen with built-in appliances, as well as a large living/dining area and a family bathroom. Underfloor heating is installed throughout. This home is bright and airy throughout with the bonus of a Juliette balcony in the living area. The private, gated development benefits from a share of the freehold, entry phone system, allocated parking and communal gardens. The property is beautifully kept throughout.

### Location

The property is within walking distance to Caterham Valley and Caterham On The Hill, which hold many amenities, such as high street shops, a library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and a 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. Direct train services to London Bridge and Victoria are from Caterham station which is a 6-minute walk. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside. There are many well-regarded schools in the area including Oakhurst which is a short walk.

### 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."

## Ashdown Place, CR3

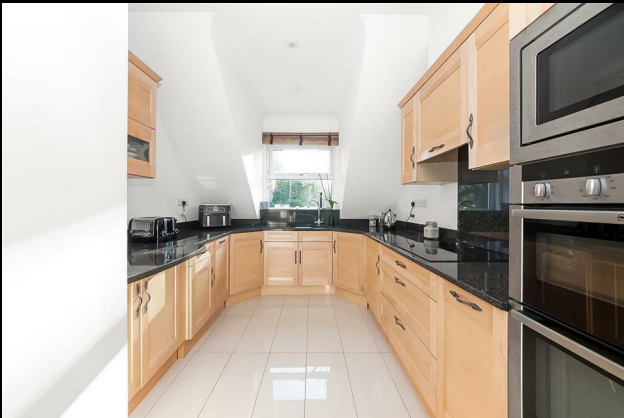
Approximate Gross Internal Area  
83.3 sq m / 897 sq ft

☐ = Reduced headroom below 1.5 m / 5'0"



### 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. (ID1140453)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	71	74			

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