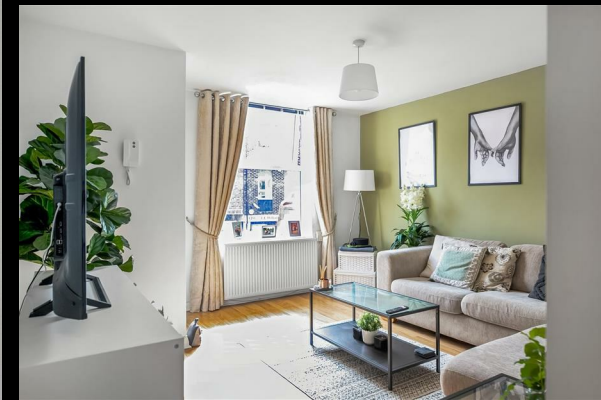




M. MONOCHROME | HOMES

Croydon Road, Caterham, CR3 6PD

Offers in excess of £200,000

PROPERTY SUMMARY

OVERVIEW

A well presented one double bedroom apartment offered in excellent condition situated in a convenient location close to Caterham Town Centre and train station.

Accommodation

The apartment provides a bright living/dining room that has been tastefully decorated with hallway that leads to a separate newly fitted kitchen which is fitted with integrated appliances and ample worktop space. The accommodation provides master bedroom, which is generous in size and offers space for wardrobes ideal for storage. A family bathroom provides a three piece bathroom suite. This apartment is set within a stones throw to Caterham high street and comes with allocated parking on-site.

Location

Located a stones throw of Caterham high street the property is moments 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."



1st Floor



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		71	79
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		71	79
England & Wales EU Directive 2002/91/EC			

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