



Godstone Road, Caterham, CR3 6RE

Guide price £425,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Exclusive to Monochrome Homes is this immaculately presented and spacious two bedroom executive apartment situated a stone throws from Caterham Town Center.

Accommodation

The property enjoys generous living space with modern decor throughout. It comprises of an open plan kitchen with integrated appliances and spacious living area, two double bedrooms, one with en-suite and both with built in storage. The property allows in ample natural light throughout. Corner House holds a stunning entrance communal entrance area along with entry phone system. As a bonus you have the luxury of a front and rear balcony.

The property is well located, being close to local shops and 0.2 miles from a mainline station. The property is in excellent condition throughout. In addition you have allocated, gated parking at the front of the property as well as visitors parking.

Location

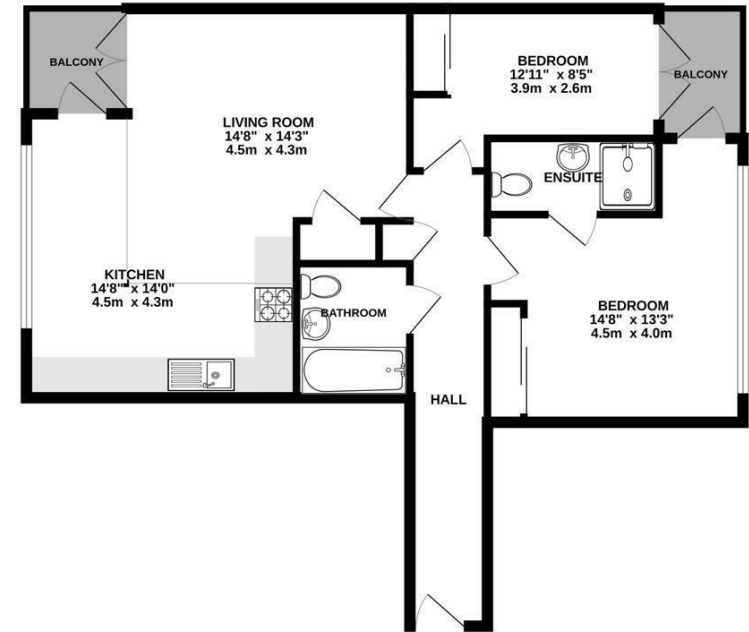
The property is walking distance to Caterham Valley hosting many amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway 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 from Caterham 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."

SECOND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		83	83	83
(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	England & Wales	

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