



Croydon Road, Caterham, CR3 6PD

Offers in excess of £350,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

Presenting this stunning two-bedroom duplex apartment, situated with excellent transport links and local amenities.

### Accommodation

This modern and spacious split-level apartment is ideally located near Caterham Town Centre, which offers a variety of amenities and excellent transport links.

The apartment features a private entrance, two double bedrooms, a sizable kitchen, a reception room, space for two study areas, a W/C, and two allocated parking spaces. The property is versatile, with the second bedroom currently being used as a cinema room. Additionally, the large hallway serves as a study area.

The kitchen and living area are bright and spacious, providing ample room for a dining table.

Descending from the hallway to the lower ground floor, you'll find both bedrooms, along with another large hallway that is also being used as an office and includes two storage cupboards. The master bedroom comes with fitted wardrobes, and both bedrooms are served by a family bathroom.

### Location

Orbital House is situated within Caterham High Street, within walking distance to 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. 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 (0.3 miles) and additionally, both Upper Warlingham and Whyteleaf 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.

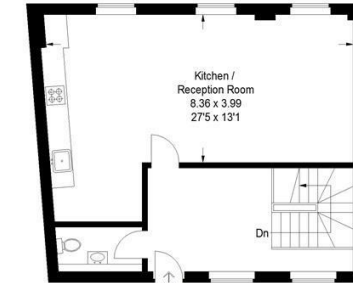
### Disclaimer

"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.

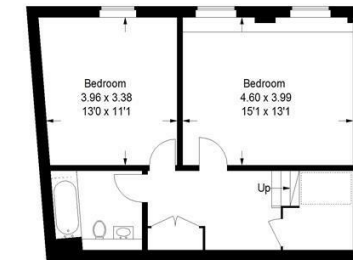
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Orbital House, CR3

Approximate Gross Internal Area  
109.3 sq m / 1176 sq ft



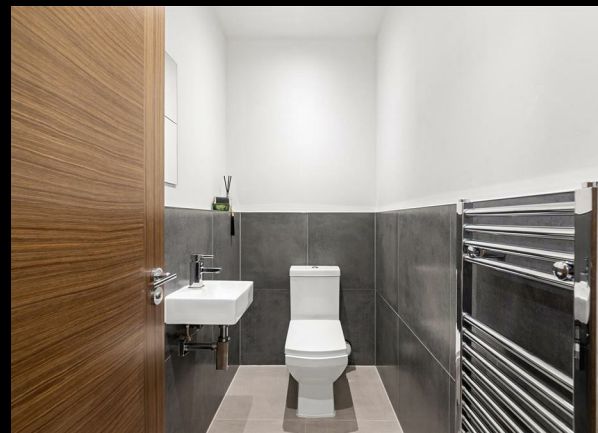
Ground Floor



Basement

= Reduced headroom below 1.5 m / 5'0"

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. (ID1142075)



### 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		

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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