



HIGH TREES CLOSE
CATERHAM, SURREY, CR3 6JQ

10 HIGH TREES CLOSE CATERHAM, SURREY, CR3 6JQ GUIDE PRICE 250,000

This two bedroom flat is situated on the first floor of a purpose built block located less than half a mile from Caterham Town Centre and train station (zone 6). Accommodation includes two double bedrooms, a large lounge, fitted kitchen and bathroom. In our opinion this property is presented in a clean and tidy condition throughout and would be a fantastic investment opportunity or great first time buy. Spacious and light, the property is conveniently located for local amenities. There is a garage en bloc and parking for residents and visitors. Chain free and offered to the market with vacant possession, viewing is recommended.

Tenure: Leasehold

Lease Length: 189 years from 1990 approx 157 Years Remaining (as of September 2023) there is an increase in ground rent every 33 years from commencement of the lease

Local Authority: Tandridge District Council

Council Tax Band: C

EPC Rating: C

Service Charge: Approx £966.36 per annum (advised by the owner that this was the charge for 2022 Please ask for further details)

Ground Rent: Approx £150 per annum paid quarterly

Flat 10 High Trees Close



Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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