



RAYNERS
TOWN & COUNTRY

CHAPMAN HOUSE, STANSTEAD ROAD
CATERHAM, SURREY, CR3 6AD

FLAT 7 CHAPMAN HOUSE, STANSTEAD ROAD

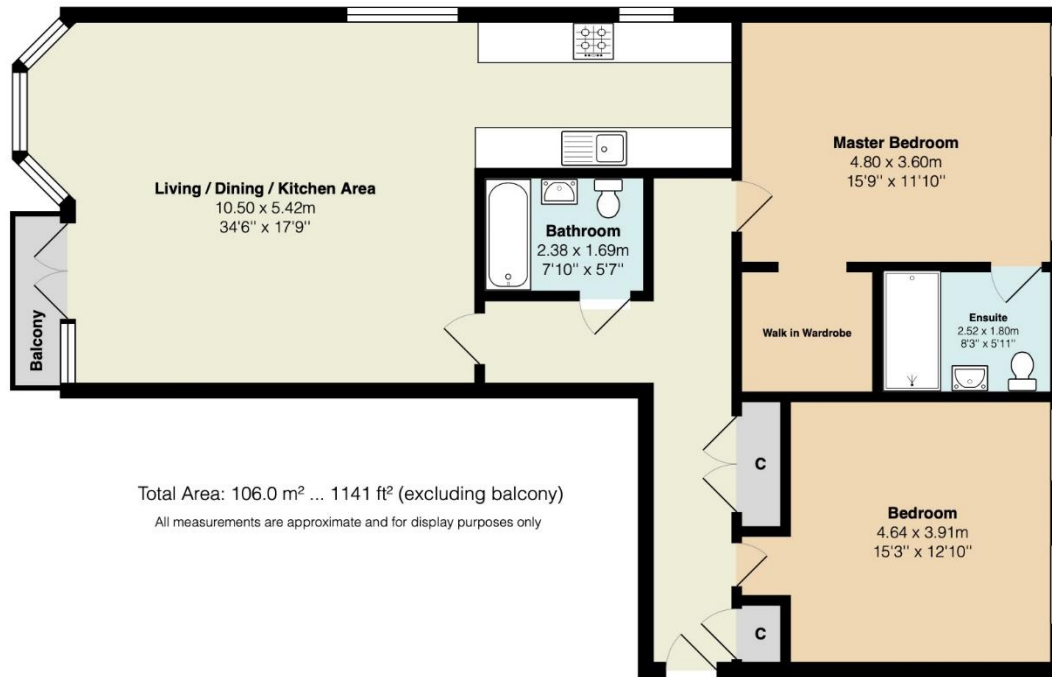
Guide Price of £530,000

A rare opportunity to purchase this ground floor two double bedroom, two bathroom spacious apartment set in a sought after location in Caterham. The 34ft 6" x 17ft 9" open plan living, dinning and kitchen area is a particular feature of this property which opens onto its own private balcony where you can enjoy the fantastic views over the valley. The property has been well maintained by the current owners and offers underfloor heating throughout. Externally there is a lift with access to a further large communal terrace, an underground car park, and a bike shed. Caterham Town Centre is enhanced by the town's excellent transport links including train station with direct access to London Bridge and Victoria in around 50 minutes. Please call to register your interest.





7 Chapmans House



Tenure: Leasehold **Length of Lease:** 125 years from Jan 2019 approx 122 years Remaining as of Aug 22
Local Authority: Tandridge District Council **Council Tax Band:** E **EPC Rating:** B
Maintenance charge: approx £1550.82 per annum **Ground Rent:** approx £350 per annum

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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