



RAYNERS
TOWN & COUNTRY

THE GARDENS, CHURCH ROAD
CATERHAM, SURREY, CR3 6FR

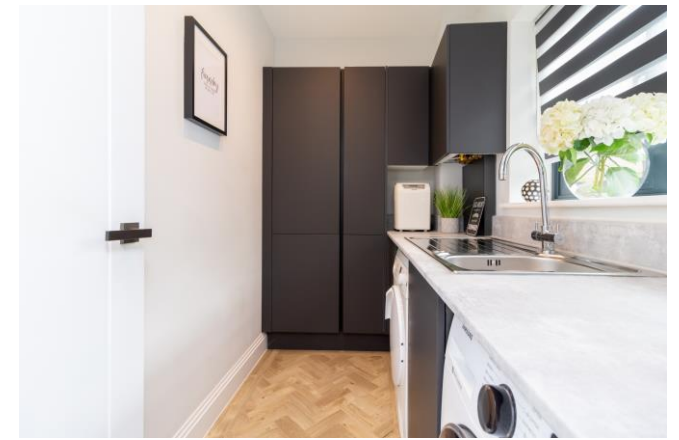
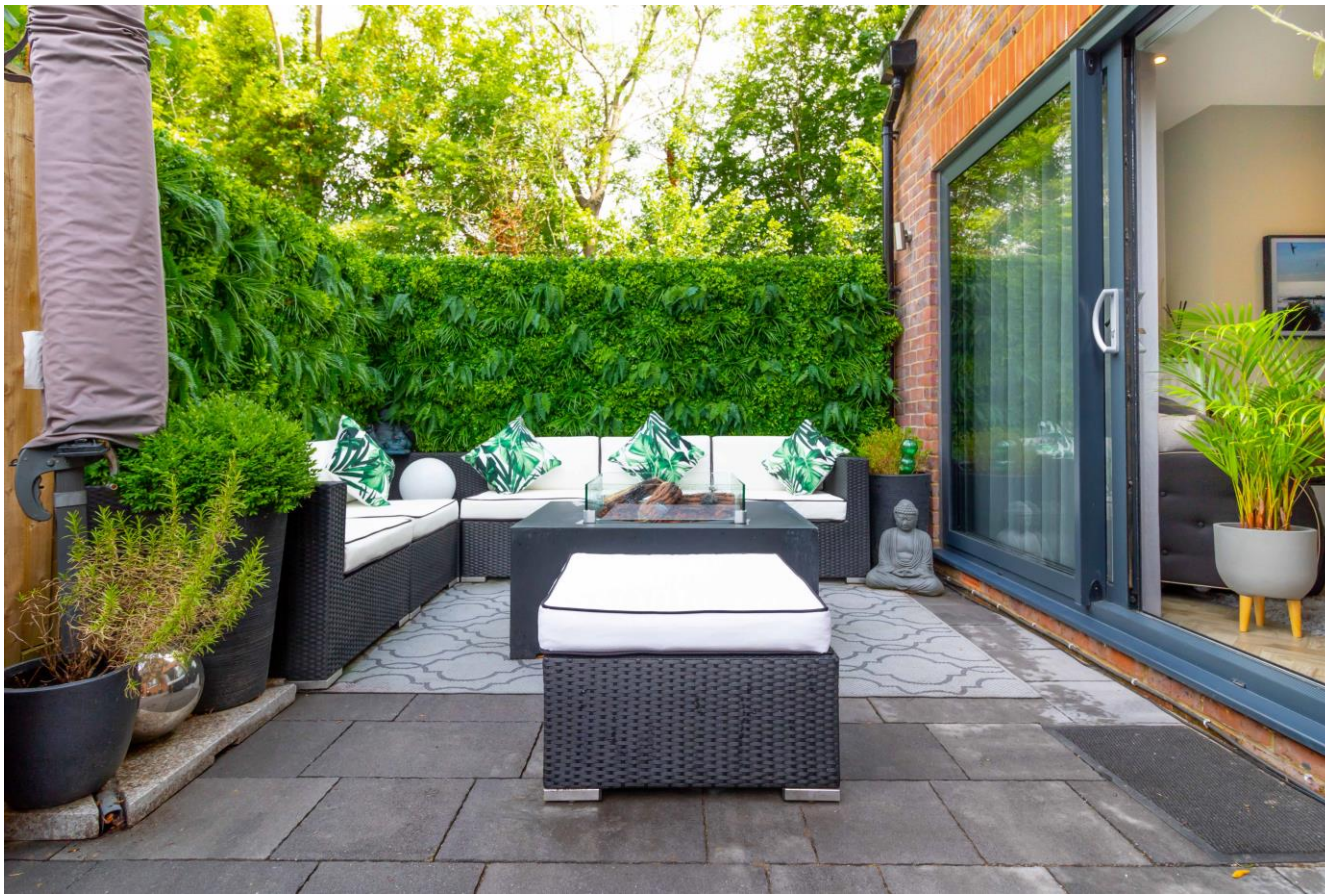
FLAT 8 THE GARDENS

CATERHAM, SURREY, CR3 6FR

OFFERS IN EXCESS OF
£550,000

Rayners are delighted to offer to the market this two bedroom ground floor apartment with secluded courtyard garden. The property has been extremely well maintained and enhanced by the current vendor and provides over 1,000sq ft of generous living space including two double bedrooms with ensuite to the master bedroom, a bespoke open plan kitchen diner leading into a spacious living room with direct access to a stunning 40ft x 10ft approx private courtyard garden. The Gardens fine elevated position, far reaching views and convenience for Caterham Town Centre, is enhanced by the towns excellent transport links including train station with direct access to London Bridge and Victoria in around 50 minutes. Please call to register your interest.

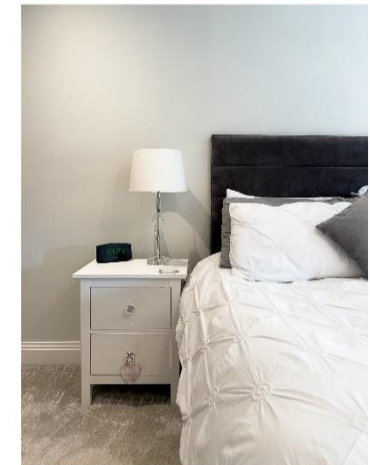
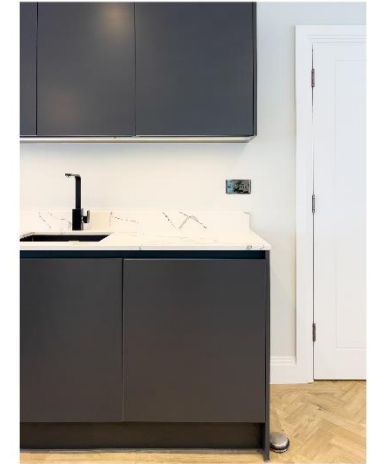




BLOCK 2 LOWER GROUND FLOOR APARTMENT 8



LIVING/DINING ROOM	7.07m x 4.10m (23'-2" x 13'-5.5")
KITCHEN	3.43m x 3.48m (11'-3" x 11'-5")
BEDROOM 1	3.51m x 4.73m (11'-6" x 15'-6")
BEDROOM 2	3.10m x 4.20m (10'-2" x 13'-9.5")
TOTAL SPACE	100.43m ² (1081sqft)



Tenure: Leasehold **Lease Length:** 125 years from 2020 (Approx 123 years remaining as of July 22)
Council Tax Band: E **EPC Rating:** B **Maintenance charge:** Approx £1500 per annum

Local Authority: Tandridge District Council

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

Sales
01883 622 258
Enquiries@raynerspropeprties.com

Lettings
01883 622 244
lettings@raynersproperities.com

Land & New Homes
01883 744 344
lnh@raynersproperties.com

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