



Flat 3, Sergeants Hall Sergeants Place, Caterham - CR3 5ZD

In Excess of £300,000





Flat 3

Sergeants Hall Sergeants Place,
Caterham

Located on the ever-popular Village Development, overlooking the central green, is this well-presented, two-bedroom, first floor flat. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Close to amenities and open countryside
- Two double bedrooms
- Separate kitchen and reception room
- Allocated parking
- Overlooking the development's central green

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Cook Taylor Woodhouse Solicitors – £200 Taylor Rose Solicitors – £210 A V Rillo – £250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium Surveyors – £25



Located on the ever-popular Village Development, overlooking the central green, is this well-presented, two-bedroom, first floor flat.

Features include two double bedrooms and a separate reception room with standalone kitchen, as well as allocated parking. Located on the popular Village Development, overlooking the central green, is this beautifully presented, two-bedroom, apartment.

The accommodation comprises entrance hallway accessed through the main communal entrance, with entry-phone system. Two double bedrooms are located off the hallway, both offering fitted wardrobes.

The main reception room incorporates space for both lounge and dining area and provides a superb outlook from the Juliette balcony overlooking the green. There is also a standalone, fully fitted kitchen and family bathroom, as well as storage cupboards within the hall.

Outside The property comes complete with one allocated parking space. Location The Village offers a comprehensive range of facilities centred around a traditional village green with a cricket square. The Village is a development built by Linden Homes which has retained the old barracks buildings, skilfully converted to a high standard intermingling with newly built homes. Residents are within walking distance of the Tesco store, G.P. surgery, an animal hospital, nursing home, business premises, health and fitness club with gym and swimming pool and a childrens nursery.

Caterham itself offers a range of shopping facilities, bus routes, local schools, restaurants and pubs, with Caterham Valley offering a more comprehensive range of shops to include two supermarkets and the Church Walk shopping precinct together with main line station.

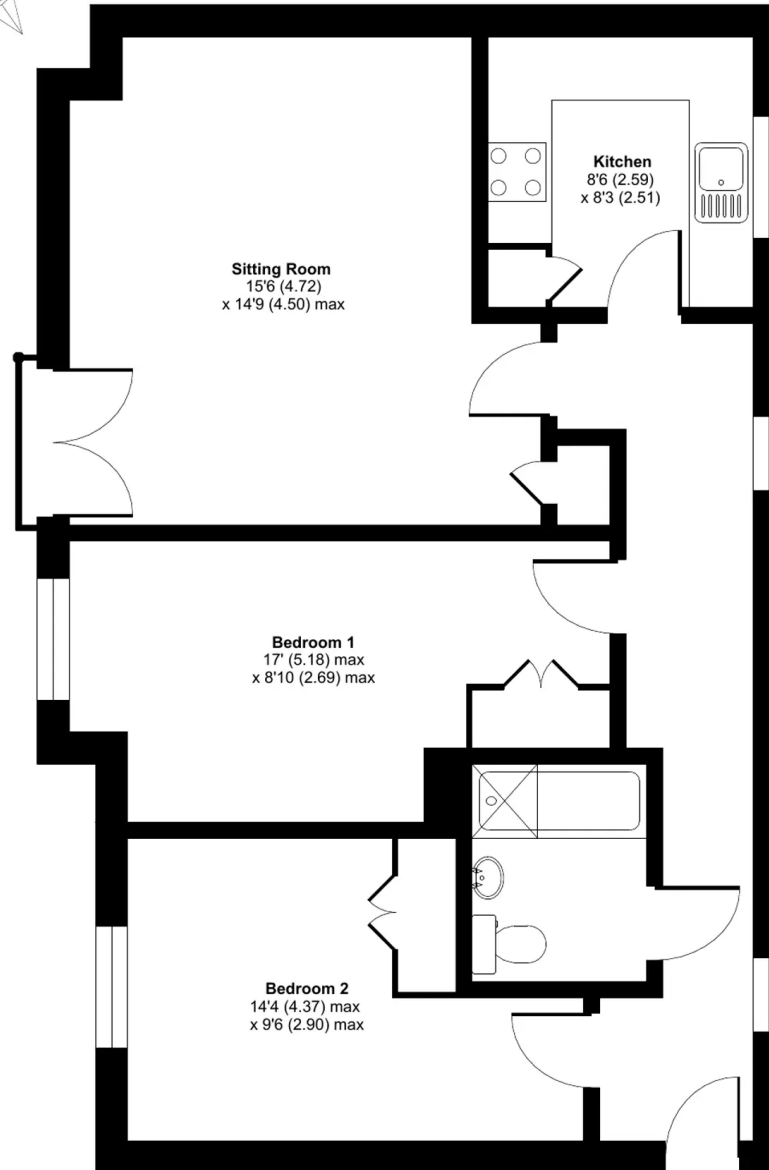
Council Tax Band C Annual Service Charge £1,173.54



Sergeants Place, Caterham, CR3

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Sitting Room
15'6 (4.72)
x 14'9 (4.50) max

Kitchen
8'6 (2.59)
x 8'3 (2.51)

Bedroom 1
17' (5.18) max
x 8'10 (2.69) max

Bedroom 2
14'4 (4.37) max
x 9'6 (2.90) max

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Park & Bailey. REF: 992579



Park & Bailey Caterham

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Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only