



20 Coldstream Road,
Caterham, CR3 5ZA – O.I.E.O £335,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

In addition to the excellent location this completely refurbished Luxury Apartment benefits from Two Double Bedrooms with Master enjoying Juliette Balcony overlooking the cricket green, Modern Bathroom, Spacious and Bright Open Plan Living Area with well-fitted Kitchen and double doors to second Juliette Balcony boasting attractive views. The property offers Allocated Parking Space, Double Glazed Windows and Gas Central Heating.

Quietly tucked away in a tranquil cul-de-sac corner of this very popular residential development built by Linden Homes in 2000 and yet conveniently placed for local amenities including the Tesco superstore. The area offers a good selection of schools and recreational facilities and Caterham is well placed for easy access to the M23 / M25 motorway.

- Luxury Apartment
- Sought After Location
- Two Double Bedrooms
- Modern Bathroom
- Spacious Open Plan Living Accommodation
- Completely Refurbished
- Double Glazed and Gas Central Heating
- Allocated Parking
- Communal Grounds
- Viewing Strongly Recommended





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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