



82a Stafford Road,  
Caterham, CR3 6JD - Price £215,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

This First Floor Apartment is entering the market at a realistic price to allow for modernisation and is presented with the benefit of NO ONWARD CHAIN. This Apartment offers Two Double Bedrooms, Spacious Lounge, Kitchen and Re-Fitted Shower Room. The property boasts a Private Garden with Shed's providing additional storage space, there is further spacious Communal Grounds and an Allocated Parking Space. The property has Gas Central Heating and is Double Glazed throughout.

Located just a short distance from Caterham town centre offering a wide selection of shops, supermarkets, restaurants and coffee shops, additional comprehensive facilities include several bus services and Caterham mainline station close by with regular London bound services via East Croydon and Clapham Junction. The area offers a wide selection of recreational facilities including the Miller Centre and local library as well as several churches. Caterham is also ideally placed for easy access to Junction 6 of the M25 motorway.

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge
- Re-Fitted Shower Room
- Kitchen
- Private Garden & Out-House
- Communal Grounds
- Allocated Parking Space
- Double Glazed & Gas Central Heating
- No Onward Chain





**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.



Floorplan to be added



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

**[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)**

EPC to be added