



## 10 Nicholls Close, Caterham

£280,000 Leasehold

Part of the Village development with it's range of amenities • Two bedroom ground floor apartment • Two double bedrooms with master providing en-suite facility • Open plan reception incorporating modern kitchen • Allocated parking

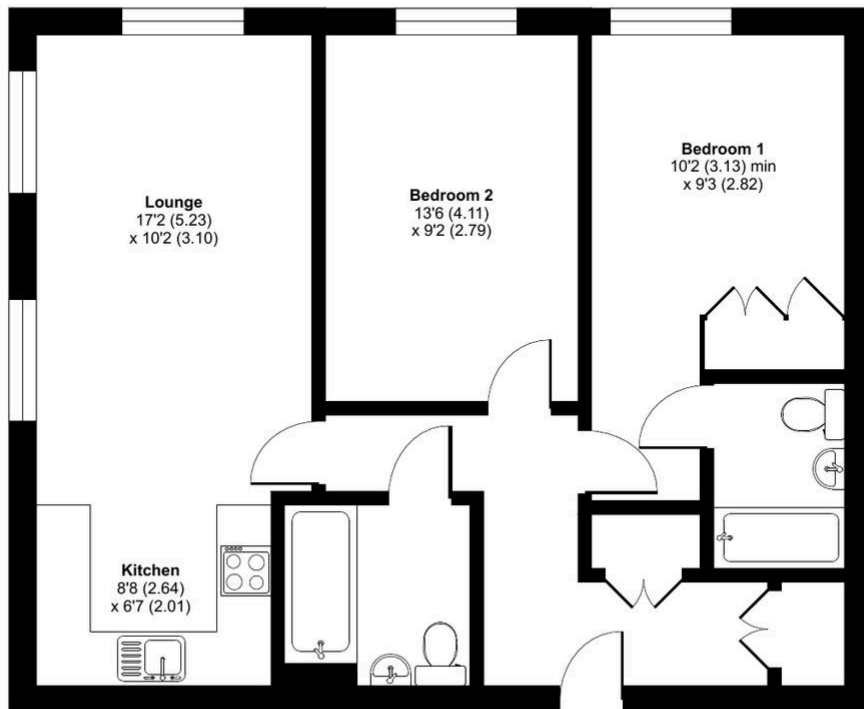




## Nicholls Close, Caterham, CR3

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



You can include any text here. The text can be modified upon generating your brochure.

Nestled within the esteemed Village development, a testament to modern living at its finest, this ground floor apartment presents a rare opportunity for those seeking a harmonious blend of contemporary comfort and convenience. Boasting two generously proportioned double bedrooms, including a master suite with its private en-suite facility, this residence offers a tranquil retreat set amidst the vibrancy of urban life.

Bathed in natural light, the hub of the home is the open plan reception area and a sleek modern kitchen. The thoughtful design and quality finishes throughout the living space exude elegance and style, creating an inviting ambience for both relaxation and entertainment alike.

The master bedroom, a sanctuary of comfort and privacy, provides the perfect space to unwind after a long day, while the second bedroom offers versatility for guests or home office use. Both bedrooms are havens of tranquillity, offering ample natural light and ample storage space to meet the demands of modern living.

With allocated parking, the convenience of urban living is further complemented by the ease of access to transportation links and local amenities, all within reach on the Village development. Whether strolling across the local cricket green, exploring Coulsdon Common, or enjoying the array of amenities nearby, this property encapsulates the perfect balance between serenity and connectivity.

**As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:**

**Cook Taylor Woodhouse Solicitors – £250**

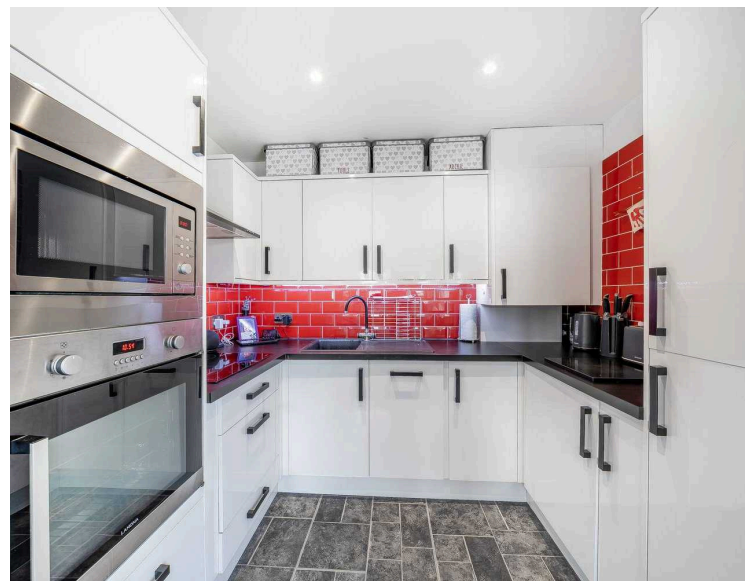
**Taylor Rose Solicitors – £250**

**Hawke Financial Services – 30%**

**Arnold & Baldwin Surveyors – 10%**

**Huxley – 10%**

**Atrium Surveyors – £25**





The property is situated on a popular, residential development in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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