



Connells

Emerson Court Coulsdon Road  
Caterham



Occupying a privileged penthouse position within a modern, well-designed development, this impressive three double bedroom apartment offers generous, flexible accommodation complemented by far-reaching views and a high level of specification throughout.

At the heart of the home is the open-plan living and dining space, designed with both everyday living and entertaining in mind. This light-filled room provides a natural place to relax or host friends, with ample space for dining and seating areas. The contemporary fitted kitchen sits seamlessly within the space and features integrated AEG appliances, creating a sleek and sociable environment for cooking and entertaining alike.

Three well-proportioned double bedrooms offer comfortable, private retreats. The principal bedroom benefits from its own en-suite bathroom, while bedrooms two and three are served by sumptuous en-suite shower rooms, ensuring both privacy and convenience for family members or guests.

Practicality has been carefully considered, with a dedicated utility cupboard providing discreet space for laundry appliances alongside additional storage. Underfloor heating throughout the apartment enhances the sense of comfort, delivering a consistent warmth across all rooms.

Further enhancing the appeal are far-reaching views from the front aspect, adding a sense of openness and elevation. Secure gated allocated parking and a bicycle store to the rear of the building offering peace of mind and everyday convenience.



## Entrance Area

With stairs rising to the:

## Landing

## Open Plan Living & Dining Room

17' 1" x 16' 1" ( 5.21m x 4.90m )

Incorporating a:

## Stylish Fitted Kitchen

## Bedroom One

14' 1" x 13' 2" ( 4.29m x 4.01m )

## En-Suite Bathroom

9' 9" x 5' 6" ( 2.97m x 1.68m )

## Bedroom Two

14' 4" Max x 10' 5" Max ( 4.37m Max x 3.17m Max )

## En-Suite Shower Room

6' 5" x 5' 8" ( 1.96m x 1.73m )

## Bedroom Three

13' 9" Max x 13' 1" ( 4.19m Max x 3.99m )

## En-Suite Shower Room

6' 5" x 6' ( 1.96m x 1.83m )

## Outside

## Two Allocated Parking Spaces

## Landscaped Communal Gardens









## Ground Floor

## First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road  
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EPC Rating:  
 Awaited

Council Tax  
 Band: D

Service Charge:  
 2520.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED408145](https://www.connells.co.uk/Property/RED408145)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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