Asking Price: Offers Over £275,000

200 Coulsdon Road | Caterham | Surrey | CR3 5ND

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NO ONWARD CHAIN

Situated in a convenient Caterham location, this well-presented two-bedroom first-floor apartment offers bright, spacious and well-proportioned accommodation, making an excellent choice for first-time buyers, downsizers or investors. The property is offered with no onward chain and benefits from an EPC Rating B and Council Tax Band C.

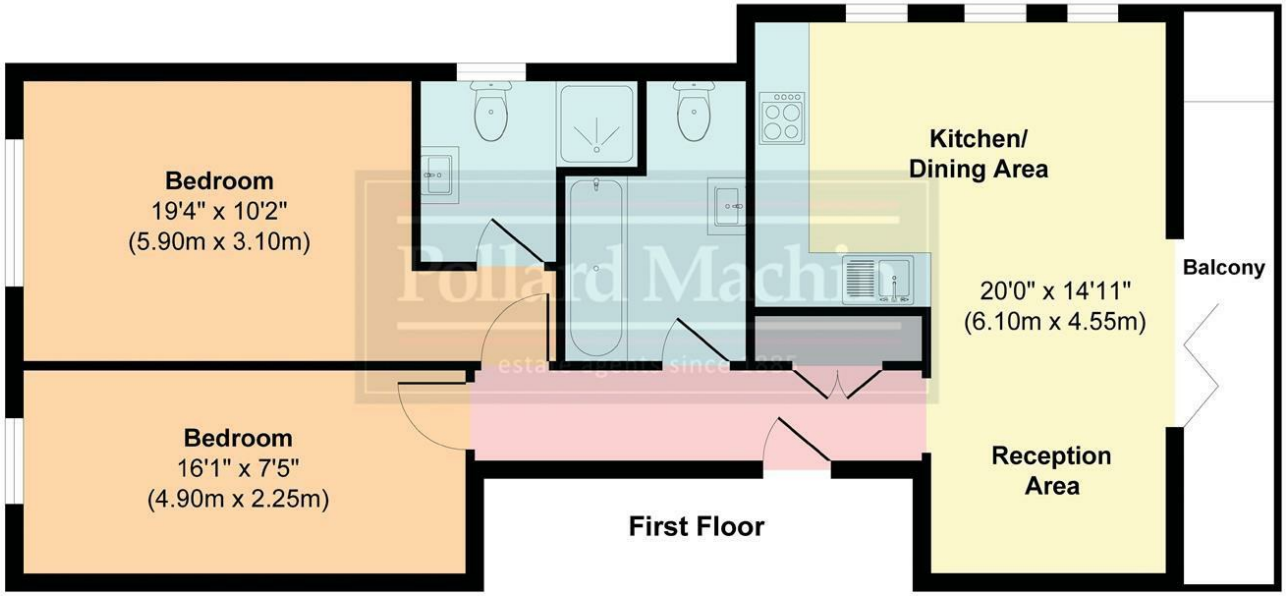
At the heart of the apartment is an impressive open-plan kitchen, dining and reception room extending to over 20ft in length, providing an excellent contemporary space for both everyday living and entertaining. The reception area enjoys direct access to a private balcony, creating a pleasant extension of the living space. There are two generous bedrooms, with the particularly impressive principal bedroom measuring over 19ft and incorporating a modern en suite shower room. A further family bathroom and separate WC complete the accommodation.

Additional benefits include gated residents' parking, double glazing and a practical layout throughout.

Emerson Court is conveniently positioned for a range of local amenities, with Tesco within easy reach for everyday shopping. Caterham town centre is also close by, offering an attractive selection of shops, cafés, restaurants and supermarkets. Caterham railway station provides regular services towards Central London, while the surrounding area offers numerous green spaces and excellent road connections, including convenient access to the M25.

An internal viewing is highly recommended to appreciate the generous proportions, attractive living space and convenient location this excellent apartment has to offer.

** Service charges and ground rent to be confirmed **



Emerson Court, 200 Coulsdon Road, CR3
Approx. Gross Internal Area 678.1sq ft / 63sq meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- No Onward Chain
- Two Bedrooms
- Two Bathrooms
- Balcony
- Open Plan Living Area
- Gated Parking Area
- Close To Shops
- First Floor

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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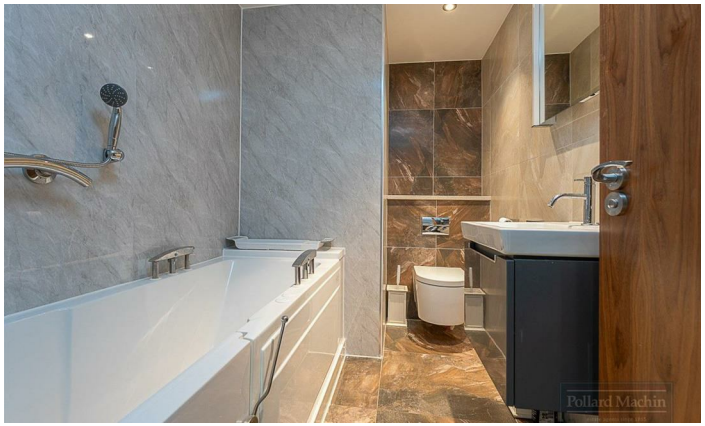

Viewings strictly by appointment only

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