



200 Coulsdon Road | | Caterham | CR3 5ND

Offers Over £275,000

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NO CHAIN

Situated in a convenient Caterham location, this well-presented two-bedroom first-floor apartment offers bright and spacious accommodation, ideal for first-time buyers, downsizers or investors alike. EPC Rating B. Council Tax Band C.

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

Kitchen/Dining Area/Reception Area

20'0" x 14'11" (6.10m x 4.55m)

A spacious combined kitchen and dining area that extends into a reception space, brightened by natural light from multiple windows. The kitchen is fitted with sleek cabinetry and integrated appliances, paired with a light wooden floor that continues throughout the area. From the reception area, glass doors open onto a balcony with artificial grass flooring, offering a pleasant outdoor space.





Bedroom 1

19'4" x 10'2" (5.90m x 3.10m)

The larger bedroom features a comfortable double bed and a patterned feature wall that adds character to the soft, neutral decor. A cosy armchair is positioned by the window, which invites ample daylight. This room benefits from a modern ensuite bathroom with stylish dark tiling, a wall-mounted toilet, a basin with vanity storage, and a shower cubicle.

Bedroom 2

16'1" x 7'5" (4.90m x 2.25m)

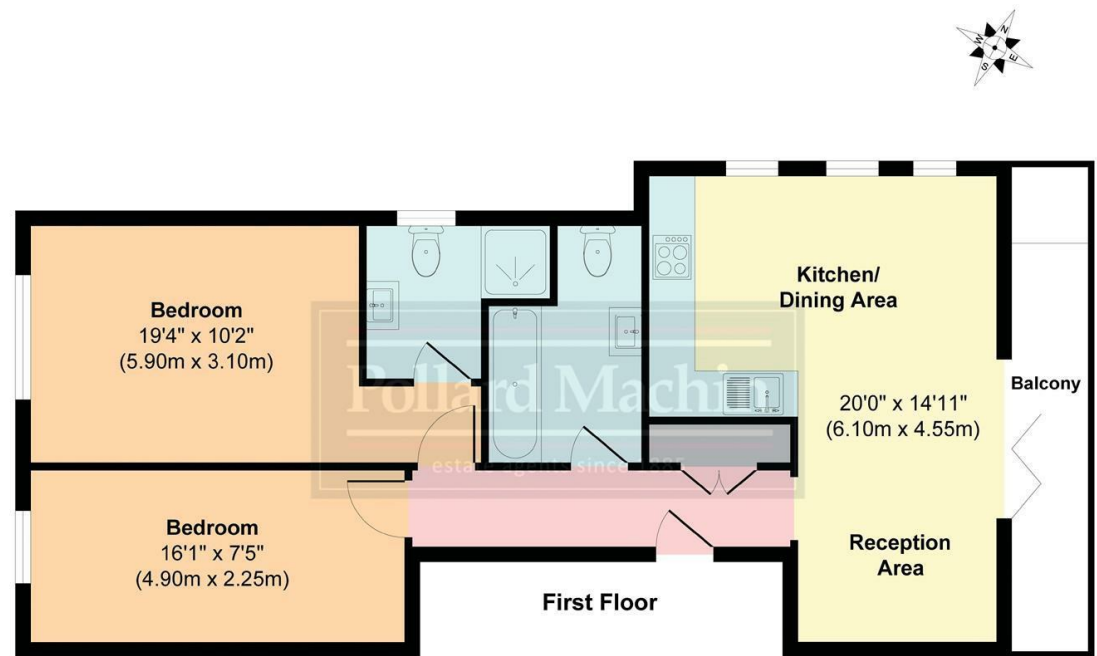
A second bedroom with space for twin beds, complemented by mirrored wardrobes providing ample storage. The room is bright and neutrally decorated with a window at the far end allowing natural light to fill the space.

Bathroom

The main bathroom is finished with modern grey and brown tiling, creating a sleek look. It includes a bathtub with a shower attachment and a vanity basin with storage beneath. The design is contemporary and practical.

Shower Room

A separate shower room features the same modern tiling as the bathroom, with a wall-mounted toilet, a basin, and a shower cubicle. The compact design maximises the space effectively while maintaining a stylish appearance.



Emerson Court, 200 Coulsdon Road, CR3
Approx. Gross Internal Area 678.1sq ft / 63sq meters
 Whilst 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.
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Council Tax Band C EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

45 Limpsfield Road
 Sanderstead
 London
 CR2 9LA
 020 8657 4466
 sales@pollardmachin.co.uk