



14 Avante, 71 Croydon Road, Caterham, Surrey, CR3 6EX

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this spacious top floor one bedroom apartment. This purpose built block of flats is located within walking distance of Caterham high street.

In brief the property comprises; an entrance hall with storage, a living room/kitchen, bathroom and one double bedroom with built in cupboard. The property benefits from a balcony over looking the high street shops and is within a short distance of Caterham Station with links to London. One allocated Parking space is available onsite in a gated underground car park. The block also has the benefit of a lift.



Lease: 189ys from 1st May 2009

Service Charge: £1,033.14pa

Ground Rent: Peppercorn

EPC: B / Council Tax: C

Caterham town centre provides a comprehensive range of local shops including Boots, Morrisons and Waitrose. There are also a good number of restaurants, cafes, and coffee shops. Local restaurants include Pizza Express, Cafe Nero and Crown and Pepper Steak House. Commuting to London from Caterham station takes under 30 minutes into Victoria and London Bridge.

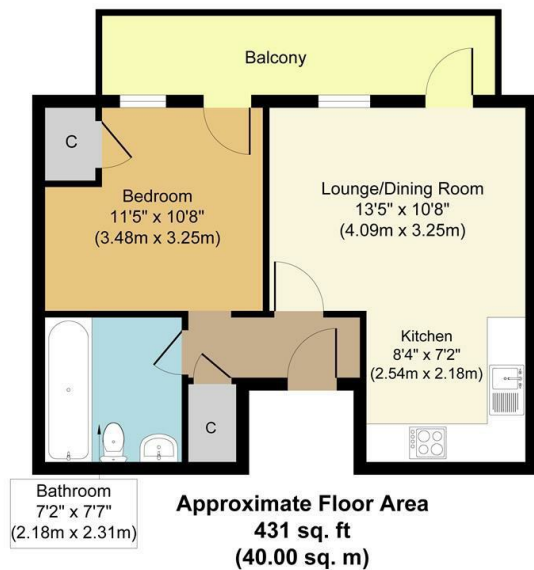
Please call JamesDean on 01737 242 331 for further information and to register your interest.

**Offers In Excess Of £230,000**





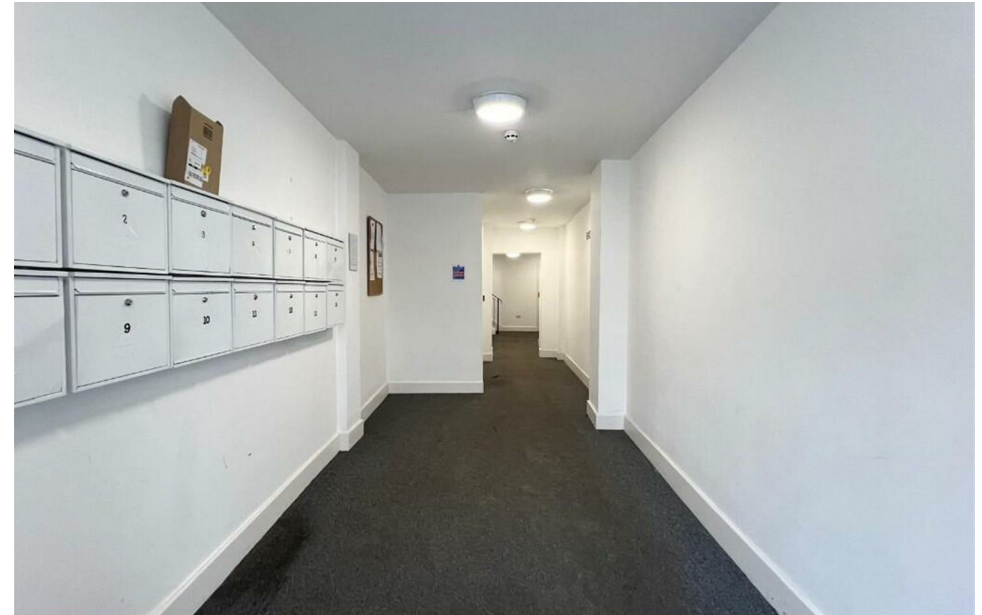
# Floor plan



**Croydon Road, CR3**  
**Approx. Gross Internal Floor Area 431 sq. ft / 40.00 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TENURE: Leasehold  
Council Tax Band: C

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.