



12 Kynaston Court Underwood Road, Caterham, Surrey, CR3 6BB

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JAMES DEAN
ESTATE AGENTS

JamesDean Estate Agents are proud to introduce this beautifully presented two double bedroom first-floor apartment, set within the sought-after and picturesque Underwood Road in Caterham. Offered chain-free, this home combines space, style, and convenience.

The apartment features a welcoming entrance hall providing access to all rooms. There is a spacious master bedroom, a second generously sized double bedroom, a modern bathroom, and a well-proportioned kitchen. The highlight of the property is



the large living area, which opens onto a private balcony.

Further benefits include residents' parking and a spacious garage.

Lease details:

146 years remaining

Service charge (2024/25): £1,150 per annum

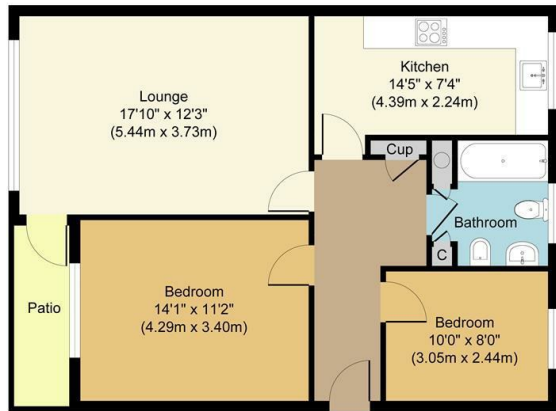
Ground rent: £150 per annum

Perfectly positioned within walking distance of Caterham railway station, the property offers effortless access to central London, including London Victoria and London Bridge station, in under 30 minutes. Meanwhile, Caterham town centre provides a vibrant selection of shops, cafés, and dining options.

Guide Price £325,000



Floor plan



Approximate Floor Area
731 sq. ft
(67.88 sq. m)



Underwood Road, CR3
Approx. Gross Internal Floor Area 731 sq. ft / 67.88 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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) 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		

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

TENURE: Share of Freehold
 Council Tax Band:

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