



**2 The Old Post Office, The Crescent, Station
Road, Woldingham, Caterham, CR3 7DB**

Asking Price: £395,000

Share of Freehold

2 The Old Post Office, The Crescent, Station Road, Woldingham, Caterham, CR3 7DB

A very rare opportunity to acquire this well-proportioned, 2 double bedroom, ground floor flat offering secure parking plus an additional off road parking space to the front, as well as a private courtyard garden to the rear.

Affording 777 sq ft of space, the property is well presented with spacious rooms throughout, including an expansive sitting and dining room open plan to a modern kitchen, fitted with a double oven, gas hob, extractor, integrated washing machine and integrated fridge and freezer units.

Additionally, there is excellent storage with fitted wardrobes in both bedrooms and a storage cupboard in the entrance hallway.

The property is very well presented throughout, with a neutral style that is ready for personalisation. Access is via a communal hallway leading to a private entrance hall. This opens to the main bathroom and a separate cloakroom with w.c., the main sitting room and kitchen, a good size main bedroom and an additional double bedroom. Both bedrooms have French doors opening to a private courtyard garden. Outside

A pretty, well stocked front garden which also has the added benefit of an additional parking space for Flat 2 to the front. The residents parking is approached from a split road to the rear of the building, with a secure security gate offering additional off road parking facilities. From here, there is a secure door to the flats.

Share of Freehold.

The lease was renewed to 999 years in 2013.

The service charge is £100 per month.

Set back from the road behind its pretty walled gardens. The apartment has secure allocated parking.

- Share of Freehold

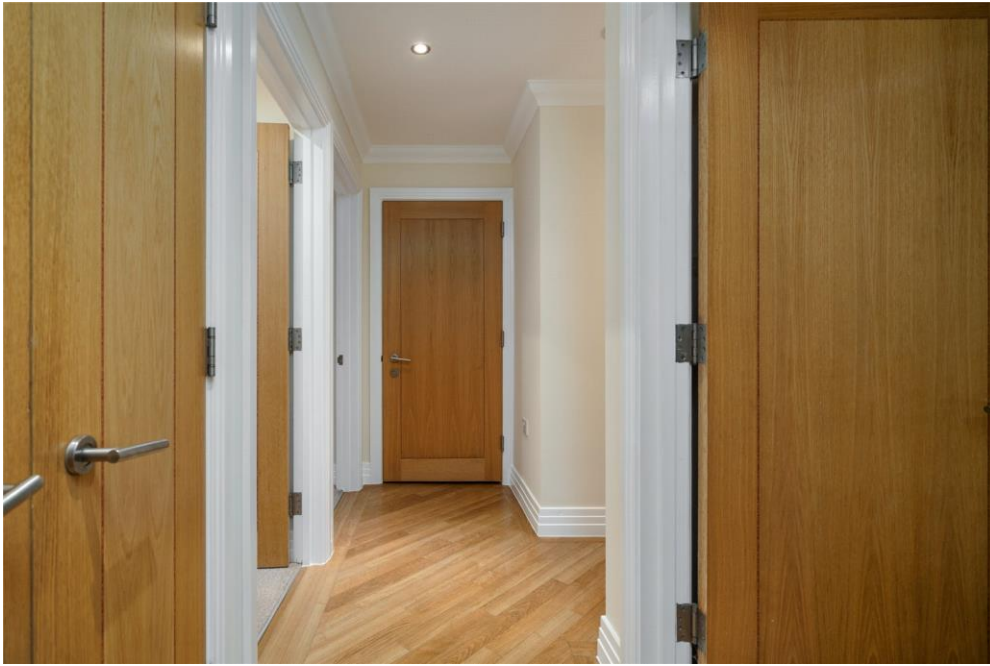
-

Approximate Area = 72.2 sq m / 777 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 273725





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fine and Country - Fine & Country Woldingham

7 The Crescent
Woldingham
Surrey
CR3 7DB

T: 01883653040

E: woldingham@fineandcountry.com

www.fineandcountry.com

Registered name: Park & Bailey (Woldingham) Ltd
Registration No: 07585314

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.