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Tupwood Lane, Caterham, CR3

Offers Over £450,000

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This luxury apartment is situated on Tupwood Lane, on the doorstep of open countryside for walking, as well as being just a short walk away from the town centre and train station. The apartment offers stunning views across the valley and to the woodland with communal gardens and two allocated parking spaces and electric charging points.

Situated on the first floor towards the rear of the development, this apartment enjoys a calm and quiet setting. It features a bright and airy kitchen/diner with dual-aspect and a balcony, allowing you to enjoy the beautiful views from all living spaces.

The stylish and well-equipped kitchen comprises a quartz worktop with integrated appliances, including a fitted oven, microwave, four-ring induction hob, fridge, freezer, washer dryer and dishwasher. The dining area sits within a lovely bay. The generous living area also benefits from a Juliette balcony, neutral decor and Karndean flooring throughout. The spacious hallway offers two substantial double-door storage cupboards.

The luxurious family bathroom is complete with a bath and shower and there are two double bedrooms both with Juliette balconies and the master also benefits from an en-suite.

Tupwood Lane is situated in an elevated position, offering breathtaking views of Caterham Valley. It provides a perfect balance between the countryside and urban lifestyle, with the convenience of town centre and station within walking distance. Caterham boasts a wide range of shops, cafes, restaurants and supermarkets. The M25 is easily accessible from junction 6, which is approximately 2 miles away.

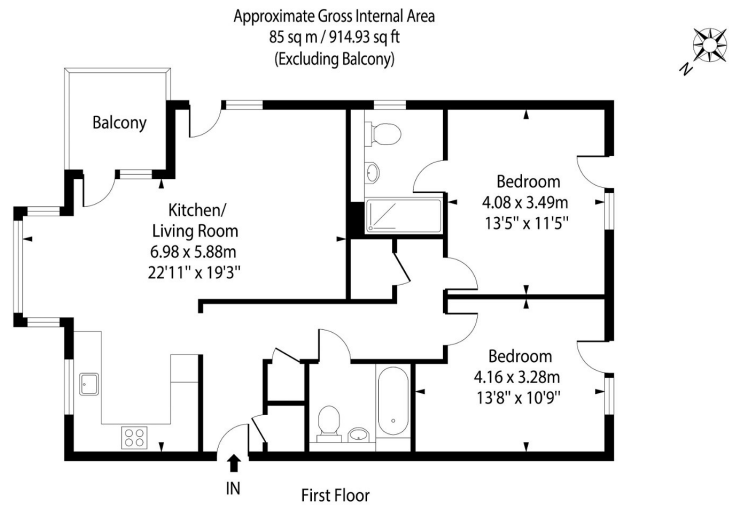
Tenure: Leasehold

Lease Length: 999 years from January 2021/996 years remaining

Annual Service Charge: £2,398 Annual Ground Rent: £0

Council Tax Band: C (Tandridge District Council)





Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- No onward chain
- Spacious open-plan kitchen & living area
- Allocated off-street parking for 2 cars
- Communal gardens
- Peaceful setting
- Luxury first-floor 2-bedroom apartment
- Private balcony with views over Caterham Valley
- Walking distance to Caterham Town & Train Station
- Juliette balconies from living area and both bedrooms
- Within 10-Year New Build Warranty



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	