

LEASEHOLD



Flat

**8, 71, AVANTE
CROYDON ROAD,
CATERHAM, CR3
6EX**

Auction Guide

£200,000

FEATURES



2 Bedroom Flat located in Caterham

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Nestled on Croydon Road in the charming town of Caterham, this contemporary second-floor flat offers a delightful blend of modern living and convenience. Spanning an impressive 721 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into a spacious living room that features a lovely Juliet balcony, allowing natural light to flood the space and providing a perfect spot to enjoy a morning coffee or evening relaxation. The flat is thoughtfully designed with two bathrooms, ensuring that both residents and guests have ample facilities for their needs.

Built in 2013, this property benefits from modern construction standards, offering a fresh and appealing aesthetic. The inclusion of a lift adds to the convenience of the flat, making it easily accessible for all. Additionally, the secure gated allocated parking provides peace of mind for those with vehicles, a valuable asset in today's busy world.

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

