

Truuli



Mulberry Court, Croydon Road, Caterham, Surrey, CR3 6QD

£250,000 Leasehold


- Plenty of internal storage
- Split level accommodation
- No onward chain
- Easy access of Caterham station
- Convenient town centre location
- Parking 1st come 1st serve basis

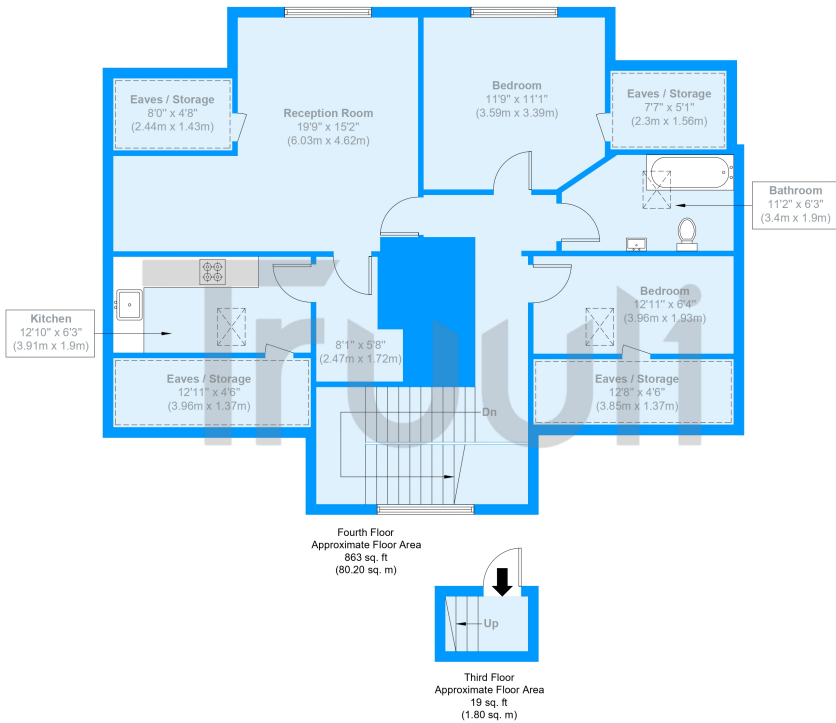
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Nestled in the sought-after Mulberry Court, Caterham, this spacious two-bedroom top-floor flat offers contemporary living with elegance. The property boasts a bright and airy open-plan living area, seamlessly blending into a modern kitchen, perfect for both entertaining and everyday life.

Croydon Road

 = Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 82 sq m / 883 sq ft

Restricted head height = 19.3 sq m / 208 sq ft

Total = 101.3 sq m / 1091 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	72	73
(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	