

# Lot 6

125a Fairacre, Coulsdon Road, Caterham,  
Surrey CR3 5NJ

**GUIDE PRICE: £130,000**



## TWO BEDROOM APARTMENT IDEAL FOR INVESTMENT

This two-bedroom top floor apartment offers spacious accommodation and also benefits from double-glazed windows, gas-fired central heating and off street parking. The property is located in the heart of Caterham-on-the-Hill and is presented in good decorative order. The property will be of interest to investment purchasers and is being sold with the benefit of an assured shorthold tenancy from March 2009 at a rent of £900pcm (£10,800pa).

### ACCOMMODATION

Entrance hall, kitchen 12'5" x 9'10", living room 16' x 13', bedroom one 13' x 12'5", bedroom two 11'5" x 10', bathroom 11'5" x 10'

### TENURE

Leasehold – 130 years from 1 October 1980  
Ground Rent: £10 pa

### LOCAL AUTHORITY & TAX RATING

Tandridge District Council: 01883 722000  
Council Tax Band: C

### VENDORS SOLICITORS

Daniel Chambers  
Cunningtons  
Toronto House, 49b Southend  
Croydon Surrey CR0 1BF  
020 8688 8446

### VIEWING TIMES



By appointment through Joint Auctioneers,  
Pinnacle Properties 01883 337100

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■