



**Price**

**£200,000**

**Leasehold**

2x  1x  1x 

**Asprey Court, Stafford  
Road, Caterham, Surrey,  
CR3**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Chain free! Larger than average ground floor retirement flat
- Private patio area leading out to the stunning communal gardens
- Residents' lounge & guest suite
- Convenient lift access to all floors
- Close to Caterham town centre for all your shopping needs

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge/Diner:** 28'2 x 10'5 (8.59m x 3.18m)

**Kitchen:** 7'5 x 7'0 (2.26m x 2.14m)

**Bedroom 1:** 17'2 x 9'3 (5.24m x 2.82m)

**Bedroom 2:** 17'2 x 9'3 (5.24m x 2.82m)

**Bathroom:** 6'8 x 5'5 (2.03m x 1.65m)

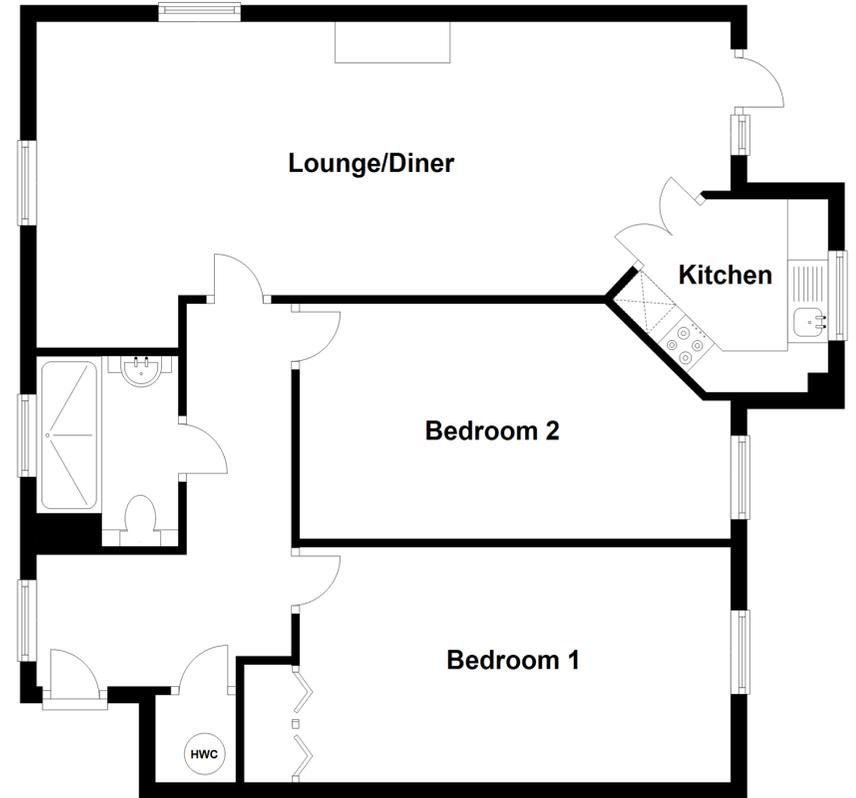
### OUTSIDE

#### Private Patio

#### Communal Gardens

### Ground Floor

Approx. 79.3 sq. metres (853.6 sq. feet)



Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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