



**Flats 1 & 2 James House, 1A
Crescent Road, Caterham, CR3 6LE**

**Residential
Investment**

FOR SALE

INVESTMENT SUMMARY

- **Freehold residential investment**
- **Prime town centre location close to Railway Station**
- **Two large self-contained 2-bed flats**
- **Flats in good, modernised condition.**
- **Flats producing £38,400 per annum**
- **Freehold price £500,000 (subject to contract)**
- **Allocated parking to front**

LOCATION

The premises occupy an excellent location within the centre of Caterham Valley which has a wide selection of shops, restaurants and other local amenities. Waitrose, Morrisons and Lidl are all within easy walking distance.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station is 130m to the West providing regular services to Croydon and London.



DESCRIPTION

An attractive, town centre detached freehold residential investment with parking.

The 2 flats are fully self-contained each with a separate entrance from Crescent Road. These spacious flats have been refurbished to a good standard, and each comprises an entrance hall, open plan living and kitchen area, two double bedrooms and a bathroom, with separate bath and shower.

The flats benefit from modern bathroom and kitchen fittings, gas fired central heating and double glazing.

Each flat comes with two allocated parking spaces to the front.

EPC

Flat 1	C (80)
Flat 2	B (81)

TENURE

Freehold.

COUNCIL TAX

Both flats are within Council Tax band C. For further information in this regard please contact Tandridge District Council.



ACCOMMODATION & TENANCY SCHEDULE

Address	Accommodation	Floor Area	Floor Area	Term of Tenancy	Rent (PA)
		Approx GIA			
Flat 1 James House, 1A Crescent Road, Caterham, CR3 6LE	2 Bedroom Flat	873 sq.ft	81.10 sq.m	Assured Shorthold Tenancy for a term expiring 31 July 2026	£19,200
Flat 2 James House, 1A Crescent Road, Caterham, CR3 6LE	2 Bedroom Flat	875 sq.ft	81.29 sq.m	Assured Shorthold Tenancy for a term from 1 May 2027	£19,200



SALE PRICE

We are instructed to seek **£500,000** for the freehold, subject to contract.
Gross Initial Yield 7.2%.

LEGAL COSTS

Each party is to pay their own costs.

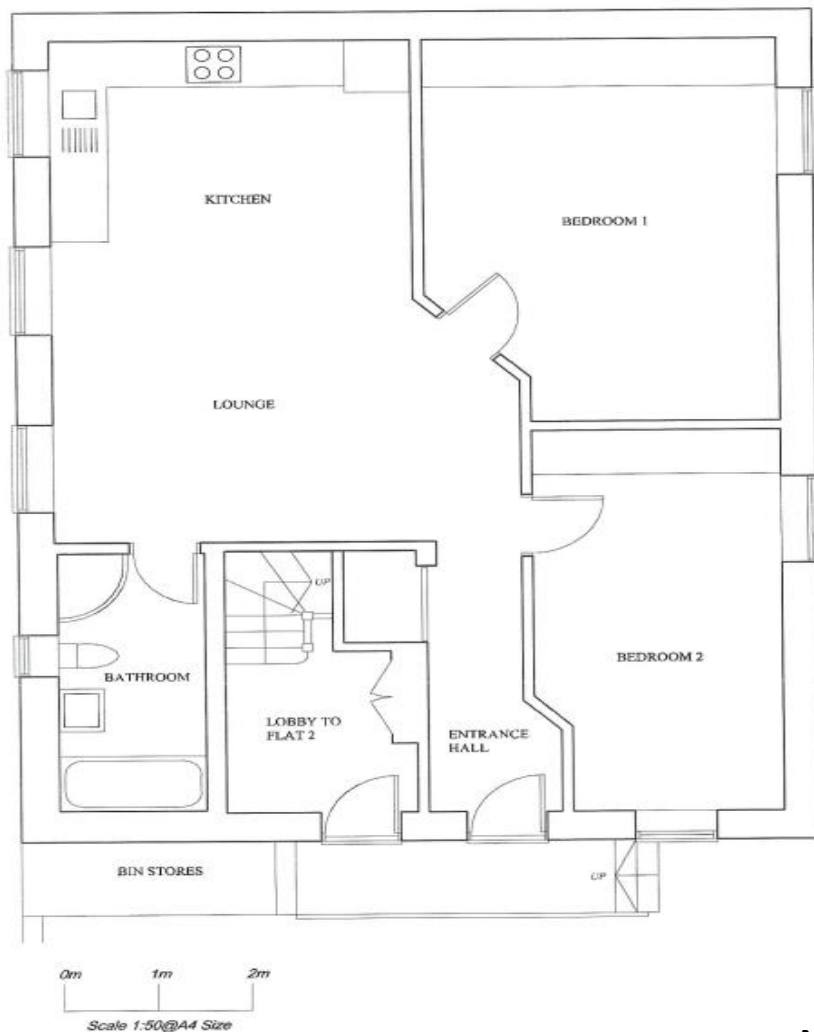
For further information or to arrange a viewing please contact:

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

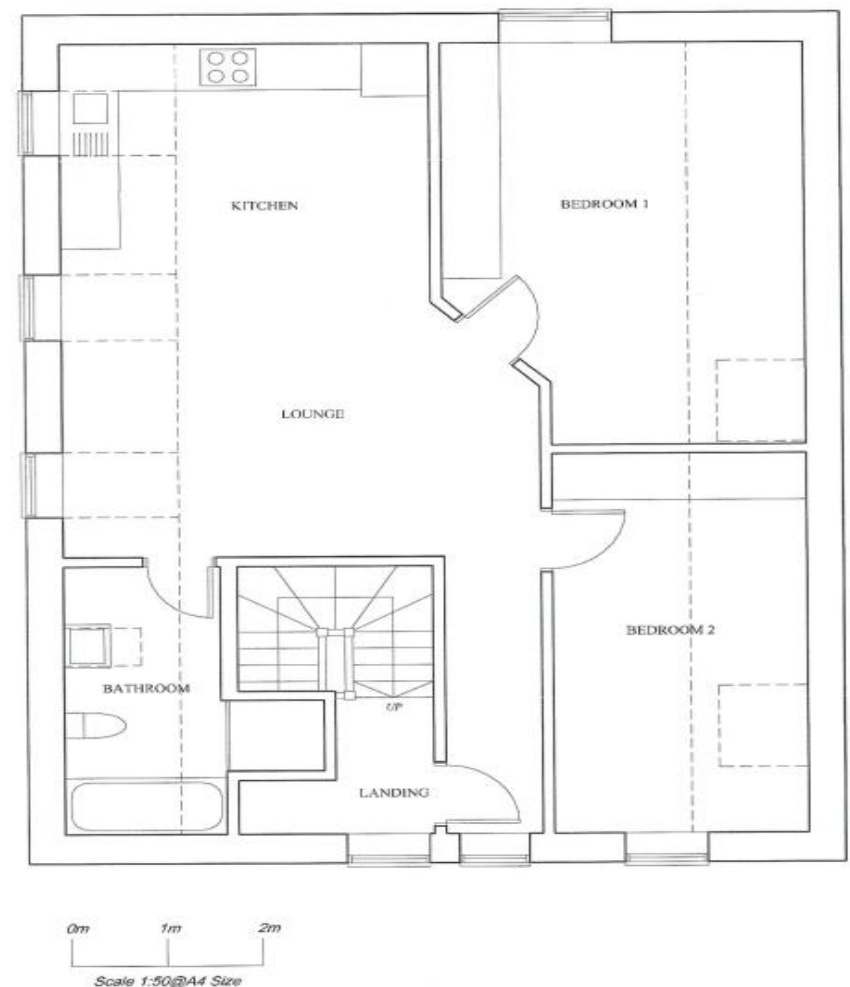
Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



GROUND FLOOR LEVEL

Not to scale, for indicative purposes only



FIRST FLOOR LEVEL



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