



**Marjorie House, 5 Church Walk,
Caterham, CR3 6RT**

**Residential
Investment**

FOR SALE

INVESTMENT SUMMARY

- **Freehold residential investment**
- **Prime town centre location close to Railway Station**
- **3-Bedroom semi-detached**
- **Good modernised condition with solar panels**
- **Let on one tenancy at £22,200 per annum**
- **Freehold price £325,000 (subject to contract)**

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 a 150m walk providing regular services to Croydon and London.



DESCRIPTION

An attractive, town centre, semi-detached freehold residential investment.

This spacious house has been refurbished to a good standard and comprises an entrance hall, open plan living and dining area, separate kitchen and toilet on the ground floor. The first floor comprises three double bedrooms, a main bathroom together with an en-suite shower room. The entrance is on Church Walk.

The property benefits from solar panels, modern bathroom and kitchen fittings, gas fired central heating and double glazing.

EPC

The property has an EPC Rating of B (84)

TENURE

Freehold

COUNCIL TAX

The property is within Council Tax band E. 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			
Marjorie House, 5 Church Walk, Caterham, CR3 6RT	3 Bedroom house	1,174 sq.ft	109.07 sq.m	Assured Shorthold Tenancy for a term expiring 30 April 2026	£22,200

SALE PRICE

We are instructed to seek **£325,000** for the freehold, subject to contract.
Gross Initial Yield 6.83%.

LEGAL COSTS

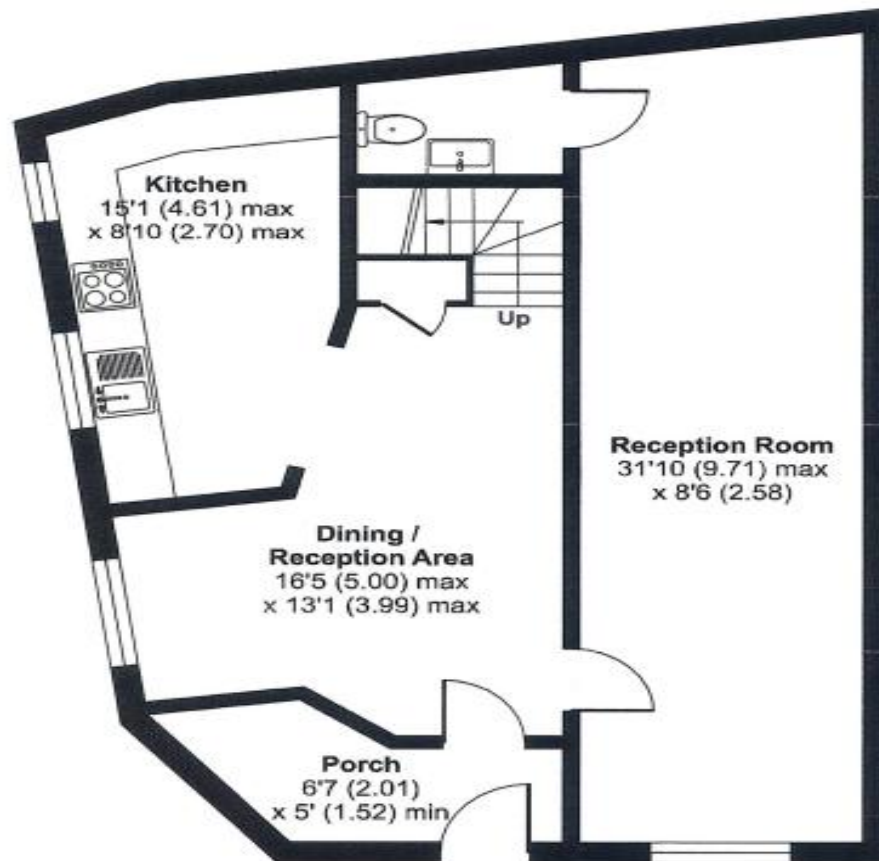
Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

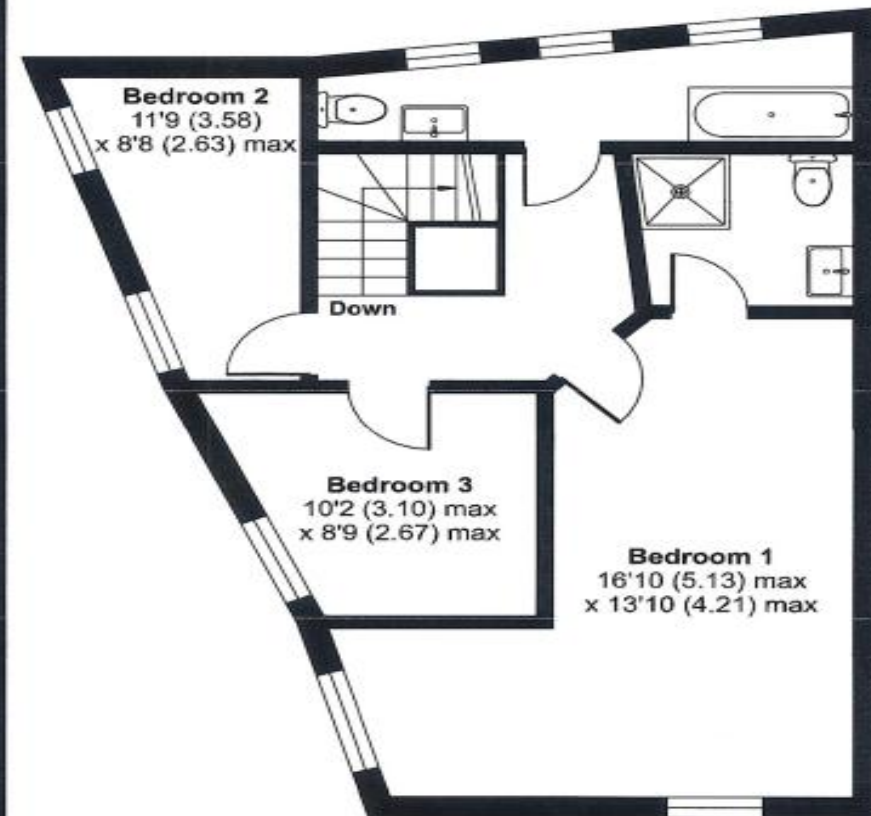
Joe Yorke Bsc Hons Tel: 01737 222835
Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com





GROUND FLOOR



FIRST FLOOR



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