



TUPWOOD COURT, TUPWOOD LANE, CATERHAM



**AVAILABLE NOW** 2 bedroom flat to rent in Caterham. Includes garage and communal outdoor swimming pool. Well-maintained property with neutral decor throughout.

**£1,400 pcm** 2 bedroom flat to rent



Hallways are delighted to present this lovely 2 bedroom property available to rent in Caterham. Located on the first floor in a well-maintained block in a leafy area in Caterham, this property is perfect for a couple or small family.

This property has two double bedrooms, a spacious living/ dining room, kitchen with plenty of storage and family bathroom. The rooms are all neutrally-decorated and the master bedroom also has fitted wardrobes. Large windows ensure that each room is filled with natural light.

This property is complete with a garage and access to a lovely communal outdoor swimming pool, ideal for cooling off in the summer months.

Tupwood Court is located just half a mile from Caterham Train Station which has a direct line to London Bridge in 50 minutes. Caterham has a delightful high street with a number of independent boutiques, restaurants and supermarkets. No pets.

Register your interest to book into our OPEN DAY 8th October.

Council Tax Band: C (Tandridge District Council)







**Approximate total area<sup>(1)</sup>**  
60.89 m<sup>2</sup>  
655.42 ft<sup>2</sup>

<sup>(1)</sup> EXCLUDING balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 <b>A</b>	77 59
81-101 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
<small>Not energy efficient - higher running costs</small> <b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.