

⊗ THE OLD PRESS ⊗



Old Press House, 2 Timber Hill Road Caterham CR3 6LD



Old Press House is a beautifully crafted conversion of an attractive and historic Victorian building in the center of an affluent town in Surrey, providing 1 and 2 bedroom apartments.

Each benefitting from ample living accommodation, the three available apartments are all exceptionally well appointed and demonstrate extraordinary craftsmanship throughout. Fitted with designer kitchens, modern Bathrooms and parquet flooring the properties offer modern convenience whilst retaining period character, just a moments' walk from the local amenities and transport links Caterham town center has to offer. Each of the three units has been designed with meticulous attention to detail and consideration, and would be ideal for first time buyers, downsizers or investors.





Old Press House is extremely well served for both transport and amenities, with the High Street adjacent to the property and station a 2 minute walk.

Caterham High Street is home to a mix of local boutique businesses and national retailers including Café Nero, Boots and WHSmith. An established and attractive town center, residents of Caterham have little reason to venture further afield, however the M25 is just 2.5 miles away and central London a 45 minute direct train journey.

Furthermore, Gatwick airport is a 17 minute drive.

The Miller Centre Theatre

Originally a church the centre is now a recently refurbished theatre and cinema. Throughout the year it hosts plays, productions and is used as a cinema once a month as part of their Film Club. During the day, The Miller Centre Club is a friendly meeting place for volunteers to enjoy a widerange of interests and activities.

Soper Hall Community Centre

The Soper Hall hosts a huge variety of events, classes, parties, exhibitions and fairs and is now established as the community venue for Caterham and beyond.





LONDON BRIDGE

Rail links in every direction

Caterham Station:

London Bridge – 48 minutes

Purely – 20 minutes

East Croydon – 30 minutes

East Croydon Station:

Gatwick Airport – 15 minutes

Brighton – 54 minutes

London Bridge – 15 minutes

Bedford – 1 hour 30 minutes



Specification

General

- ECA boiler
- Original restore Prague/ Amtico(chevron pattern) throughout living and kitchen areas Luxury carpet in bedrooms
- 10 years structural warranty
- LED lights fitted throughout, pendants and walls lights where necessary
- 3 x Car charger installed.
- 3 x parking spaces (1 per flat)
- E-Bike storage/charging provided (1 per flat)
- All flats Achieve EPC C rating

Kitchen

- Kitchen installed with Quartz worktops, upstands and splash backs
- Integrated appliances. Inclusive of dishwasher, fridge freezer, oven & Hob

Bathrooms

- Luxury bathroom with integrated wall hanging toilet
- Full height porcelain tiles through
- Bath/shower in all bathrooms

Decorations and joinery

- Contemporary joinery including, skirtings, architraves, 44mm solid core doors (fire doors where necessary)
- Hand made pine and MDF staircase. Glass balustrades where necessary

External features

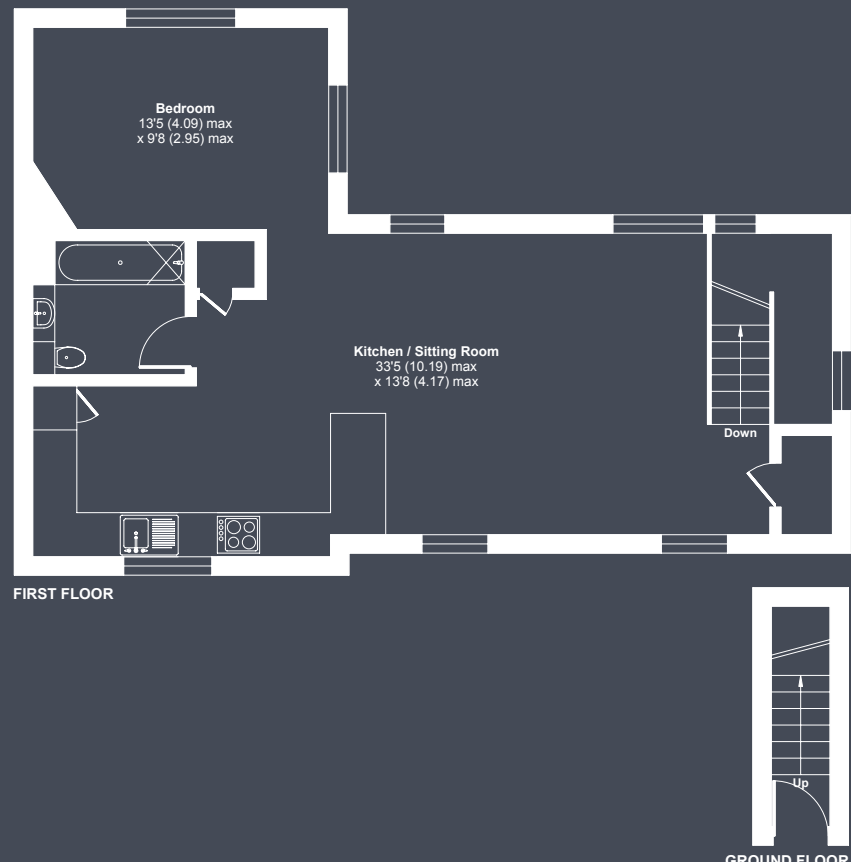
- Carpet
- Fitted wardrobe to master bedroom



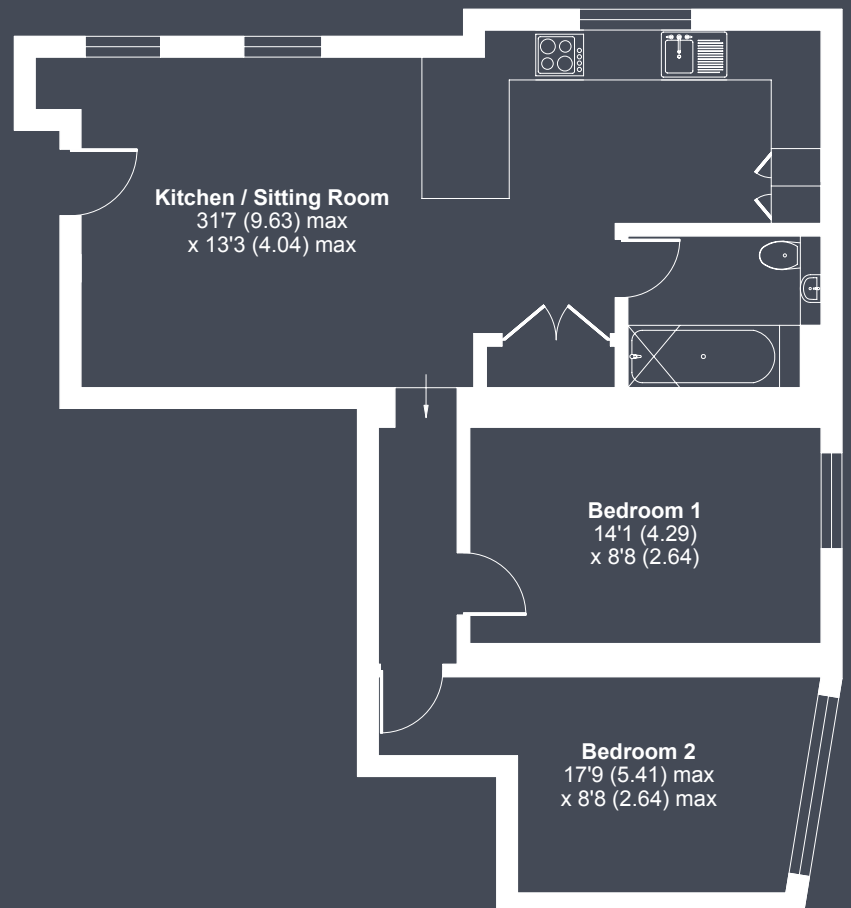




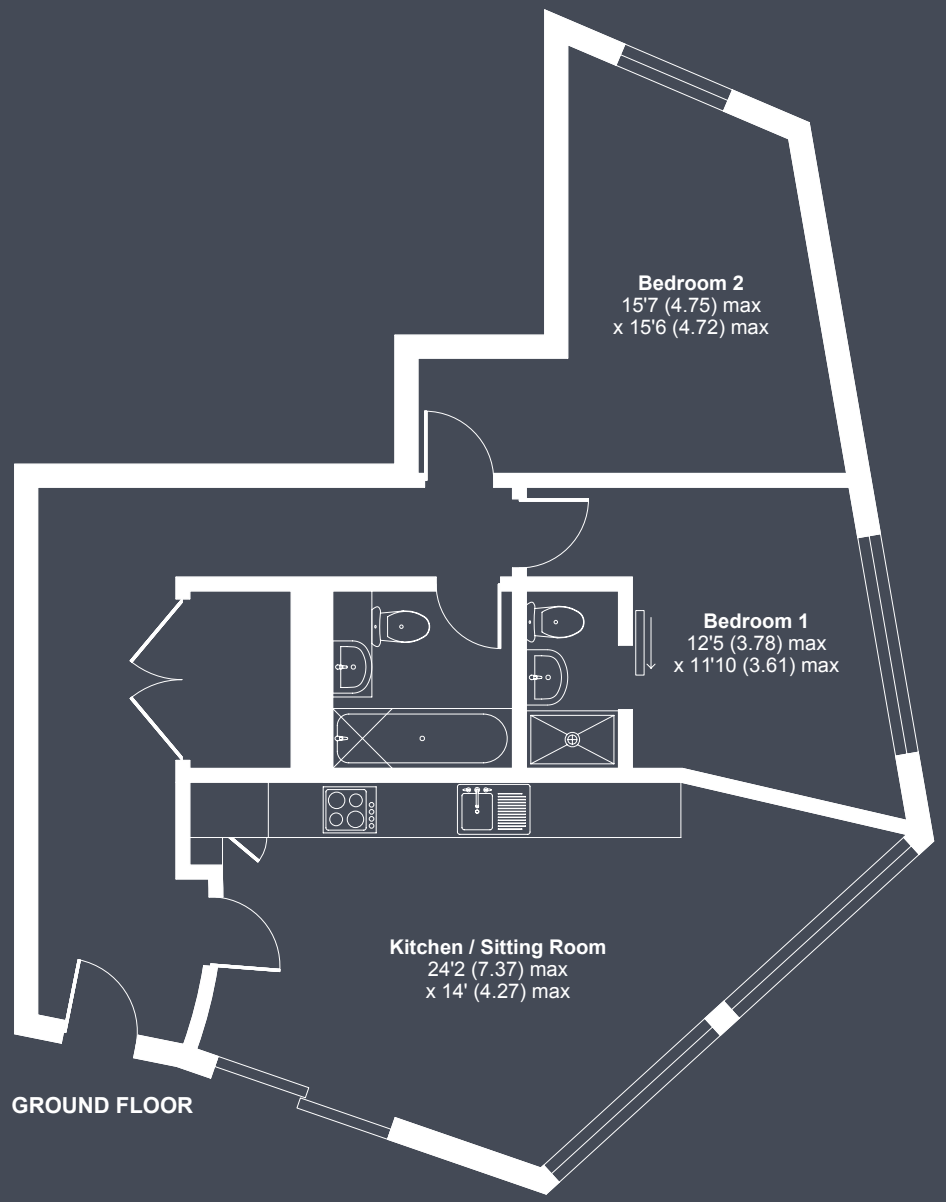
Floor Plans



Flat 1



Flat 2



Flat 3



Upper cabinet on the left side of the kitchen, featuring a white shaker-style door with a brass knob.

Upper cabinet above the range hood, featuring a white shaker-style door with a brass knob.

Upper cabinets on the right side of the kitchen, featuring white shaker-style doors with brass knobs.

Lower cabinet on the left side of the kitchen, featuring a white shaker-style door with a brass knob.

Lower cabinets on the left side of the kitchen, featuring white drawers with brass handles.

Lower cabinet in the center of the kitchen, featuring a built-in oven with a stainless steel front panel.

Lower cabinet on the right side of the kitchen, featuring a white shaker-style door with a brass handle.

Lower cabinet on the right side of the kitchen, featuring a white shaker-style door with a brass knob.

Lower cabinet on the right side of the kitchen, featuring a white shaker-style door with a brass knob.

Lower cabinets on the right side of the kitchen, featuring white drawers with brass handles.

Stainless steel range hood mounted above the oven, with a white duct extending upwards.

White undermount sink with a gold faucet, set against a white backsplash.

White electrical outlet on the wall to the left of the range hood.

White electrical outlet on the wall above the sink.

White electrical outlet on the wall to the right of the sink.

Open shelving unit on the far left side of the kitchen, featuring white shelves.



Warlingham

Kenley Aerodrome

Whyteleafe Station

Upper Warlingham Station

Whyteleafe South Station

Whyteleafe

Woldingham Golf Club

Surrey National Golf Club

Woldingham Station

Woldingham

Caterham Dene Hospital



Caterham Bypass

Caterham Station

Caterham

North Downs Golf Club



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