

22 Knowle Lodge

111 Croydon Road, Caterham, Surrey, CR3 6PE



Offers in the region of
£80,000

Lease: 99 years from 1986

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR

Knowle Lodge was constructed during 1986/87 and comprises 48 self-contained retirement apartments arranged over four floors which have been purpose built for the retired. The development has a 24-hour emergency monitoring system and a security entry system on the main door. There is a residents lounge with conservatory and kitchen, fully equipped laundry room, lift to all floors, parking facilities and two guest suites for visiting friends and relatives. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ Residents' lounge with conservatory
- ❖ Communal laundry
- ❖ Security door entry system
- ❖ Parking facilities may be available.
- ❖ Communal garden
- ❖ Library
- ❖ Two guest suites
- ❖ Lease: 99 years from 1986



For more details or to make an appointment to view, please contact
Mandy Bolwell

Floor Plan

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 40.4 sq. metres (435.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	81
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		81	87
England & Wales	EU Directive 2002/91/EC		

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£225.00

Ground Rent Period Review:

next uplift 2052

Annual Service Charge:

£3359.62

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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