

**10 Valley Court (Caterham)**

**Beechwood Gardens, Caterham, Surrey, CR3 6NR**



**PRICE: £125,000**

**Lease: 99 years from 2013**

**Property Description:**

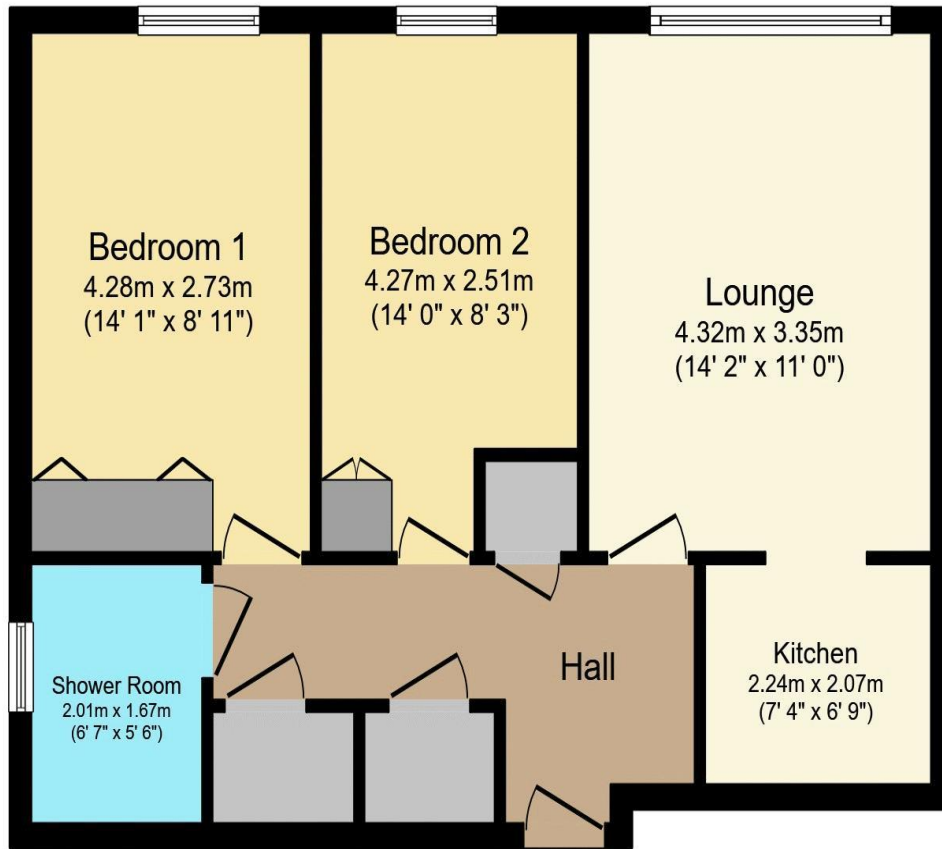
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Valley Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 4 floors. There is a lift to the first, second and third floor, but there is no lift to and from the ground floor. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Guest Suite  
Minimum Age 60

Visiting Development Manager  
Lift to 1st, 2nd & 3rd floor  
No lift to and from ground floor  
Lease: 99 years from 2013



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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£609.04**

**Ground Rent Period Review:**

**Next Uplift 2032**

**Annual Service Charge:**

**£5495.92**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.