



Valley Court Beechwood Gardens, Caterham CR3 6NR

welcome to

Valley Court Beechwood Gardens, Caterham

A recently refurbished one double bedroom retirement flat comprising of a large reception room, modern fitted kitchen, modern shower room, one double bedroom with fitted wardrobes. The property further benefits from a very welcoming communal area and beautiful communal gardens. There is a second communal area which is a bit more intimate for visitors, a communal kitchen, laundry room, a long lease, lift access and off street parking on a first come first served basis.

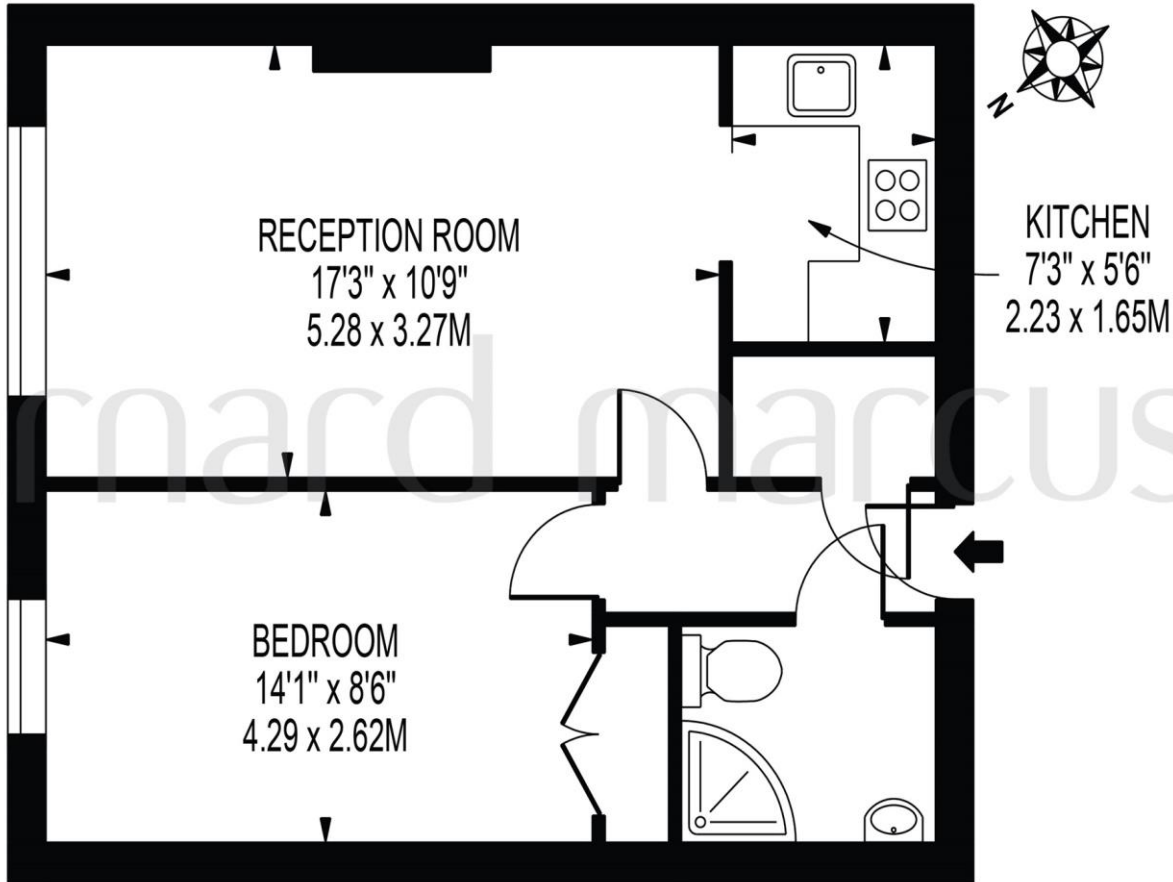
Valley Court is situated in Beechwood Gardens in Caterham and is a short walk from Caterham Station which provides fantastic links into London. Caterham High Street provides an array of supermarkets such as Waitrose and Morrisons and a number of restaurants, public house and cafes. The property is surrounded by greenery with Caterham View Point, Manor Park and Coulsdon Common, Farthing Downs, Surrey National Golf Course and Woldingham Golf Course within close proximity.

Call Barnard Marcus now to book in your viewing.



VALLEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 445 SQ FT - 41.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- One Bedroom
- Brand New Kitchen
- Brand New Shower Room
- Large Reception Room
- Welcoming Communal Area & Beautiful Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN106673](https://www.barnardmarcus.co.uk/Property/SAN106673)



Property Ref:
SAN106673 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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