



- \*A TWO DOUBLE BEDROOM RETIREMENT FLAT\* \*17' 5" x 11' 3" (5.31m x 3.43m) LIVING ROOM\***
- \*KITCHEN WITH BUILT IN OVEN, INDUCTION HOB, FRIDGE & FREEZER\***
- \*BEDROOM ONE WITH THREE SETS OF WARDROBES\* \*SHOWER ROOM WITH A WALK-IN SHOWER\***
- \*CONVENIENT LOCATION, NO ONWARD CHAIN!\***

**A GROUND FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT** located within a quarter of a mile of Caterham Town Centre and Railway Station. The property has a large Living Room and a separate Kitchen with built in appliances. The main Bedroom has a range of built in wardrobes and a Dressing Table unit. There is a modern re-fitted Shower Room with a walk-in Shower Unit. There is a House Manager, Communal Lounge and Kitchen, secure Residents Parking and outside a patio area with covered Pergola.

**Well maintained throughout, VIEWING RECOMMENDED, NO ONWARD PROPERTY CHAIN!**

**Pegasus Court, Stafford Road, Caterham, Surrey CR3 6TD**  
**ASKING PRICE: £145,000 LEASEHOLD**



#### **KITCHEN** 7' 8" x 6' 5" (2.34m x 1.96m)

Double glazed window to the rear, range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Built in electric oven and grill plus a four ring 'Induction' hob, built in fridge and freezer. Coved ceiling, tiled surrounds and vinyl flooring.

#### **BEDROOM ONE** 13' 2" x 9' 5" (4.02m x 2.86m)

Extending to 4.90 metres (16'1" into door recess.) Double glazed window to the rear, range of built in wardrobes (three double and one single wardrobe) plus a Dressing Table unit, coved ceiling and storage heater.

#### **BEDROOM TWO** 9' 11" plus door recess x 9' 4" (3.02m plus door recess x 2.84m)

Double glazed window to the side. coved ceiling and storage heater.

#### **SHOWER ROOM** 7' 1" x 6' 5" (2.17m x 1.95m)

Coved ceiling, modern white suite with fully tiled walls comprising of a walk-in Shower Cubicle with a mixer 'AKW' electric shower fitment and a fitted wall mounted folding seat, vanity wash hand basin and a low flush WC. Wall mounted vanity cabinet and warm air electric heater and towel rail.

#### **OUTSIDE**

##### **RESIDENTS PARKING**

Accessed via a security barrier, non- allocated and a short walk from the entrance to the Communal Hallway.

##### **RESIDENTS GARDEN**

A path with herbaceous borders leading to a covered seating area.



#### **DIRECTIONS**

From the roundabout in Caterham Valley proceed along Station Road to the mini roundabout, proceed straight ahead and then immediately right into Stafford Road, Pegasus Court is on the right-hand side, the Residents Parking is just past the block with a security barrier.

#### **PEGASUS COURT**

The Development has a Lodge Manager for 5 days each week. The facilities include:

\*A COMMUNAL LOUNGE & KITCHEN & LAUNDRY ROOM\* \*GUEST SUITE FOR VISITORS COMMUNAL GARDENS & PATIO 24 HOUR CARELINE\*

To qualify to reside at Pegasus Court, a resident must be over 60 years old and any second resident over 55 years old.

#### **LOCATION**

Pegasus Court is in a great location for the Town Centre which is a level walk within a quarter of a mile of the property. The Town Centre has a great selection of local shops, a Waitrose and Morrisons Supermarket, Restaurants and Coffee Shops. Caterham Railway Station is an end of line and has a regular service into Croydon and London and local Buses travelling north and south as well as Caterham on the Hill.

#### **COMMUNAL ENTRANCE HALLWAY**

Carpeted Communal Hallway with a Lift Service to all floors. Secure fob entry with a security entryphone.

#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY** 9' 2" x 8' 5" (2.80m x 2.57m)

L-shaped hall with a coved ceiling, built in Cloaks Cupboard housing the electric fuse box and electric meter and shelving. Airing Cupboard with a hot water tank and shelving. Wall mounted electric heater,

##### **LIVING ROOM** 17' 5" x 11' 3" (5.31m x 3.43m)

Double glazed windows and door to a 'Juliet Balcony' to the rear. Coved ceiling, two electric storage heaters, TV point, glass panelled door to:

## LEASEHOLD INFORMATION

**LEASE TERM:** 125 Years from 1/7/2001

**MAINTENANCE:** £4750.42 (inc Building Insurance)

**GROUND RENT:** £349.00 pa

## COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:

<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

19/3/2024

## ENERGY PERFORMANCE CERTIFICATE (EPC)

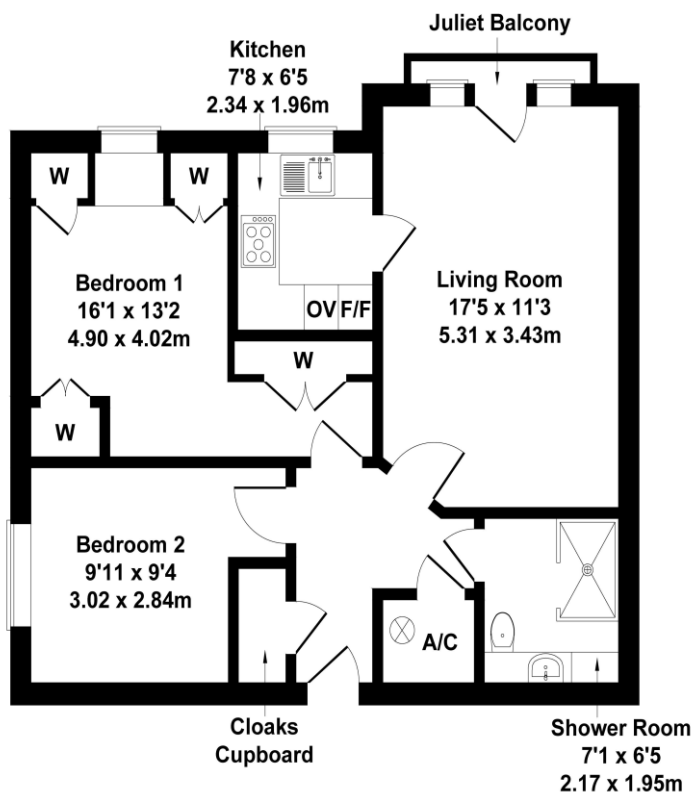
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOORPLAN

### Pegasus Court

Approximate Gross Internal Area  
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2024  
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#### DATA PROTECTION ACT 1998

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