



**\*TWO DOUBLE BEDROOM TOP FLOOR RETIREMENT FLAT\* \*21' 7" x 11' 0" (6.58m x 3.36m) LIVING ROOM\*  
 \*MODERN STYLE KITCHEN WITH SPACE FOR WASHING MACHINE!\* \*BEDROOM ONE WITH EN-SUITE  
 BATHROOM\* \*SEPARATE SHOWER ROOM SECURE RESIDENTS PARKING - NO ONWARD CHAIN!\***

**A TOP FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT with an En-suite Bathroom and separate Shower Room.** There is a modern style Kitchen with a built in oven and hob plus space for a Fridge/Freezer and Washing Machine. The Living Room has an inward opening door to a Juliette Balcony with views over Caterham. The Development has a House Manager, Communal Lounge and Kitchen, secure Residents Parking and outside a patio area with covered Pergola. Well maintained throughout, **VIEWING RECOMMENDED!**

**Pegasus Court, Stafford Road, Caterham, Surrey CR3 6TD**  
**ASKING PRICE: £189,950 LEASEHOLD**



### 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 security barrier.

### 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.

### PEGASUS COURT

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

The facilities include:

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

Please note that there is a walk-in lockable Storage Cupboard on the Lower Ground Floor belonging to the flat.

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

### COMMUNAL ENTRANCE HALLWAY

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

### ENTRANCE HALLWAY

Spacious hallway with a coved ceiling. Built in store cupboard with the electric meter and fusebox, separate airing cupboard with the hot water tank and shelf, wall mounted electric heater.

### LIVING ROOM 21' 7" x 11' 0" (6.58m x 3.36m)

Double glazed windows to the rear with an inward opening door to a Juliette Balcony with views over Caterham. Coved ceiling, feature fireplace, TV point and telephone point, two electric storage heaters, glass panelled door to the Kitchen.

### KITCHEN 9' 0" x 6' 5" (2.75m x 1.95m)

Double glazed window to the rear, modern style white kitchen with a range of built in 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, built in four ring electric hob with an extractor fan above. Space for a Fridge/Freezer and space and plumbing for a washing machine, tiled surrounds.

### BEDROOM ONE 16' 7" x 9' 1" (5.06m x 2.77m)

Double glazed window to the rear, coved ceiling, built in double wardrobe, storage heater, door to:

### EN-SUITE BATHROOM 7' 1" x 6' 4" (2.16m x 1.93m)

Modern white suite, coved ceiling, suite comprising of a panelled bath with an AQUALISA mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled walls, electric heated towel rail and an electric fan heater, extractor fan.

### BEDROOM TWO 9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to the rear, built in cupboard, coved ceiling and a wall mounted electric heater.

### SHOWER ROOM 5' 7" x 6' 5" (1.71m x 1.95m)

The shower room has an enclosed corner shower with an AQUALISA mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled walled surrounds, electric towel rail and electric fan heater, extractor fan.

### 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 Pergola seating area.

## LEASEHOLD INFORMATION

LEASE TERM: 125 Years from 1/7/2001

MAINTENANCE: £4750.00 (inc Building Insurance)

GROUND RENT: £349.00 pa

## COUNCIL TAX

The current Council Tax Band is 'E', 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-2024-2025>.

6/4/2024

## ENERGY PERFORMANCE CERTIFICATE (EPC)

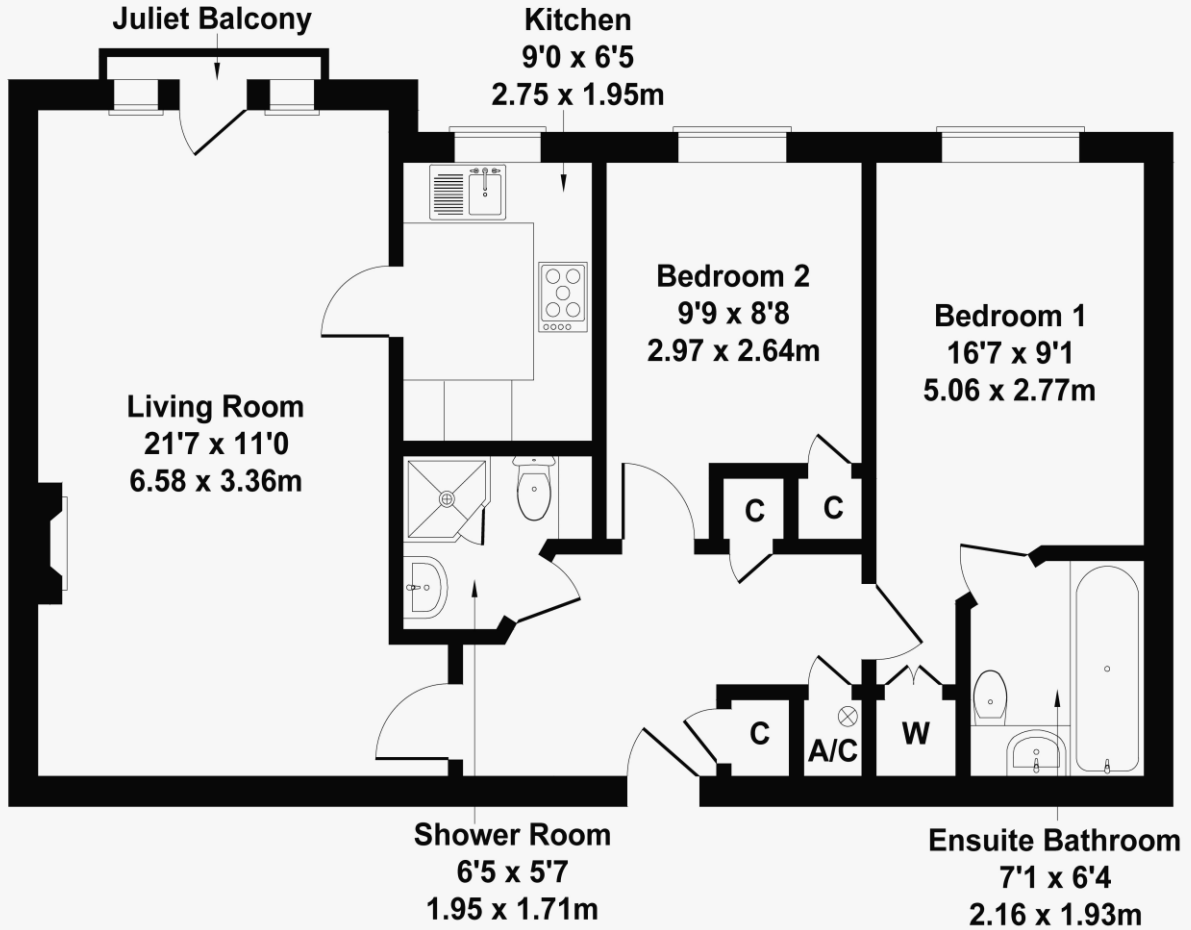
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# FLOORPLAN

## Pegasus Crt

Approximate Gross Internal Area  
764 sq ft - 71 sq m



### TOP FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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