



- \*TOP FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT\*** **\*SEPARATE KITCHEN 7' 5" x 7' 1" (2.26m x 2.15m)\***
- \*LIVING ROOM WITH VIEWS TO THE COMMUNAL GARDEN\***
- \*DOUBLE BEDROOM WITH A BUILT IN WARDROBE\*** **\*MODERN SHOWER ROOM\***
- \*ATTRACTIVE COMMUNAL GARDENS & RESIDENTS PARKING, NO ONWARD CHAIN!\***

**A TOP FLOOR ONE DOUBLE BEDROOM Retirement flat** with views over the landscaped Communal Gardens. Set within a popular Development close to local shops, Doctors & Dentist Surgeries and the Library. The property has a large built in wardrobe in the Bedroom and a modern Kitchen off the Living Room. Off the Hall there is a Storage Cupboard/Airing Cupboard. There are excellent Communal facilities with a large Lounge and well tended Gardens. **NO ONWARD CHAIN!**

**Hillcroft Court, Chaldon Road, Caterham, Surrey CR3 5XB**  
**ASKING PRICE: £120,000 LEASEHOLD**



### DIRECTIONS

From the High Street in Caterham on the Hill proceed to the mini roundabout, turn left into Chaldon Road, the vehicle and pedestrian entrance to Hillcroft Court is the first left turning before the traffic lights.

### LOCATION

Hillcroft Court is located centrally in Caterham on the Hill in Chaldon Road. Opposite in Chaldon Road and along the High Street there is a good selection of local shops including several grocery stores, a post office, chemist, hairdressers and barbers as well as a dentist and doctors surgery. There is a regular bus service into Caterham Valley and the railway station with a service into Croydon and Central London.

### DEVELOPMENT

Hillcroft Court is a well managed Retirement Development built by McCarthy Stone. There are well maintained communal facilities which includes a large lounge with kitchen area, a Laundry, Guest Suite and a lift service to all floors. A Residential Manager visits during the week and a 24 - Hour Emergency Careline is within each flat with pull cords in each room. A well managed and friendly Development!

**A RETIREMENT FLAT IN ONE OF THE BEST RETIREMENT DEVELOPMENTS IN CATERHAM**

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALLWAY

The Communal Hallway provides access to all the amenities of the Development and the lift to all floors. The hallway is carpeted throughout.

#### ENTRANCE HALL

Coved ceiling, security entry phone, built in airing cupboard/storage cupboard with shelving and housing the electric meter and fuse box.

#### LIVING ROOM 15' 5" x 11' 0" (4.70m x 3.35m)

Double glazed window with views to the rear communal garden plus a high level double glazed window to the side, coved ceiling and wall light points, TV point and telephone point, storage heater. Door to:

#### KITCHEN 7' 5" x 7' 1" (2.26m x 2.15m)

Double glazed window to the side, range of modern wall and base units with complementary worktops and tiled surrounds. Single bowl sink unit with a mixer tap and cupboards under. Built in four ring electric hob and an electric oven and grill, space for an under counter fridge and separate freezer. Coved ceiling and electric fan heater.

#### BEDROOM ONE 13' 6" x 8' 11" (4.11m x 2.72m)

Double glazed window with a view to the rear communal garden, coved ceiling, wall light points. Built in mirror fronted wardrobe, storage heater.

#### SHOWER ROOM 6' 10" x 5' 7" (2.08m x 1.70m)

Modern suite with an enclosed shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds and flooring, fitted wall mirror and electric towel rail.

### OUTSIDE

#### UNALLOCATED RESIDENTS PARKING

The residents parking area is accessed via a secure coded barrier off Chaldon Road.

#### COMMUNAL GARDENS

The Communal Gardens to the rear are mainly laid to lawn with established flowerbed borders and a patio for residents.

#### LEASEHOLD INFORMATION

**LEASE TERM:** 125 Years from 1st July 1998

**SERVICE CHARGE / MAINTENANCE:** For year to April 2024 - £3,226 pa includes Water Rates.

**GROUND RENT:** £615.00 pa (reviewed in 2042/2043)



## COUNCIL TAX

The current Council Tax Band is 'C', 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>.

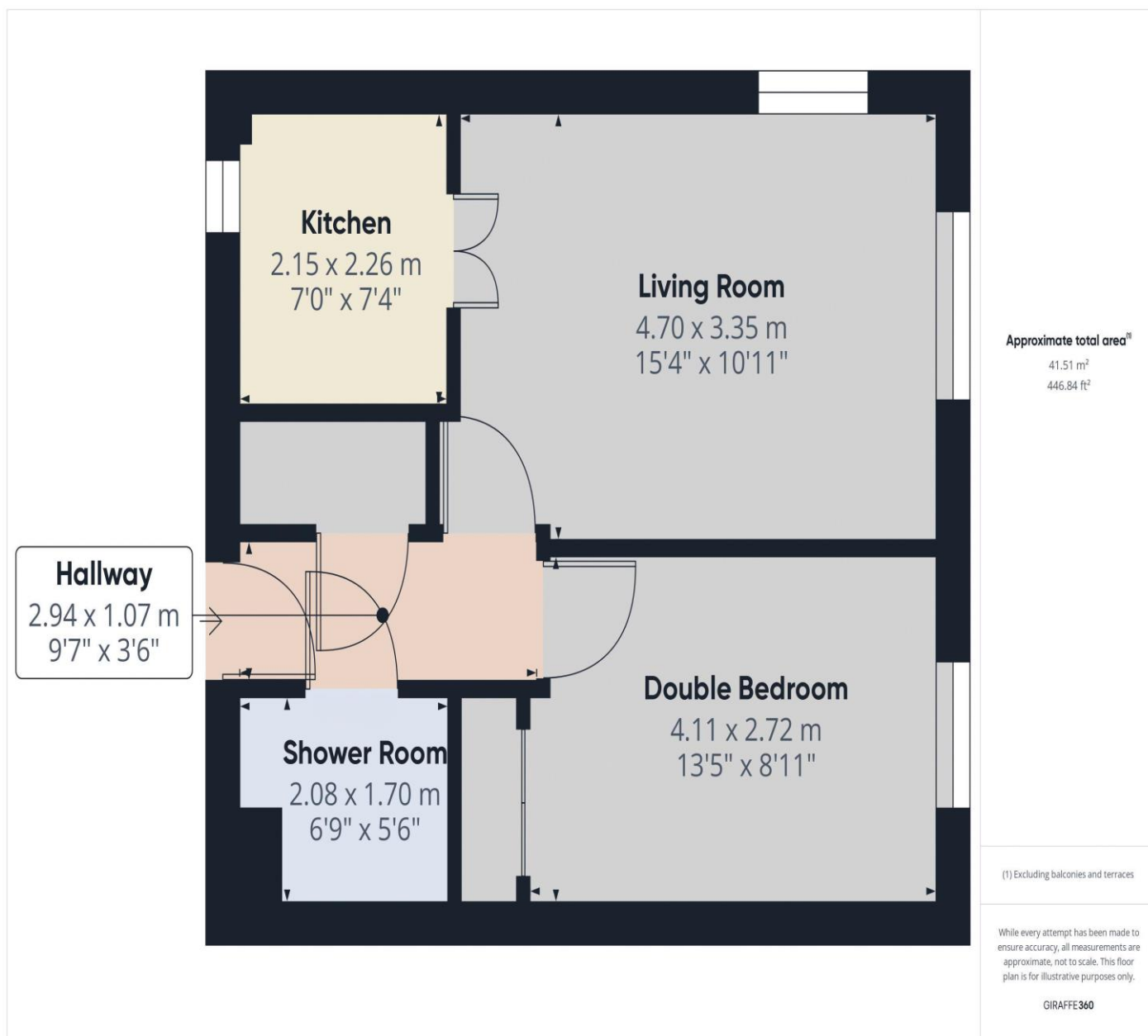
11/5/2024

## 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>		79	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	



## FLOORPLAN



### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

**PA. Jones Property Solutions, Residential Sales & Lettings**  
77-79 High Street, Caterham, Surrey CR3 5UF  
Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)