



A FIRST FLOOR ONE BEDROOM RETIREMENT FLAT *15' 8" x 10' 6" (4.77m x 3.21m) LIVING ROOM*
 12' 4" x 8' 8" (3.76m x 2.65m) DOUBLE BEDROOM WITH WARDROBES *IMPRESSIVE COMMUNAL LOUNGE &
 GARDENS* *AMPLE RESIDENTS OFF ROAD PARKING* *NO ONWARD CHAIN !*

A FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT with views to the rear Communal Gardens. The flat has a good size Living Room with a separate Kitchen via a doorway, a Double Bedroom with wardrobes and a Bathroom. Within the Development there is a large Communal Lounge with direct access to the Gardens, a lift service to all floors and a Residents Laundry. To qualify to purchase the buyer needs to be 60 years old or above. **VERY CONVENIENT LOCATION, NO ONWARD CHAIN!**

Flat , Valley Court, Beechwood Gardens, Caterham, Surrey CR3 6NR
Asking Price: £115,000 Leasehold



DIRECTIONS

From Caterham Valley Town Centre proceed along Croydon Road towards Whyteleafe. Take the fourth right turn into Beechwood Gardens, Valley Court is on the right handside.

LOCATION

The development has the following benefits and Communal facilities:

- * **HOUSE MANAGER** * **24 HOUR CARELINE** *
- * **LARGE COMMUNAL LOUNGE** *
- * **SECLUDED LARGE COMMUNAL GARDENS** * *
- * **LAUNDRY** * * **LIFT SERVICE TO ALL FLOORS** *
- * **GUEST SUITE FOR VISITORS** *
- * **AMPLE RESIDENT PARKING** *

The development is also conveniently located for local shops along the Croydon Road, bus services to Croydon and Godstone and Caterham Valley Town Centre where there is a good selection of High Street shops, Caterham Railway Station.

ACCOMMODATION

COMMUNAL HALLWAY & LANDINGS

The Communal Hallway is carpeted throughout and has stairs and a lift Service to all floors. There is a Manager's Office, access to the Communal Lounge and Gardens, Laundry and Kitchen just off the Communal Lounge. On the first floor there are two large Communal Landings with seating areas.

ENTRANCE HALLWAY

Security intercom service, built in large Airing/Storage Cupboard with hot and cold water tanks and an electric meter and fuse box, coved ceiling and light.

LIVING ROOM 15' 8" x 10' 6" (4.77m x 3.21m)

Two double glazed windows to the rear, TV point, two wall light points, storage heater, doorway to:

KITCHEN 7' 5" x 5' 5" (2.25m x 1.64m)

Range of wall and base units with matching worktops, space for a cooker, single bowl stainless steel sink unit with cupboards under, space for an under counter fridge, plumbing for a washing machine, tiled surrounds, wood effect flooring and extractor fan.

DOUBLE BEDROOM 12' 4" x 8' 8" (3.76m x 2.65m)

Two double glazed windows to the rear with views onto the Communal Garden, coved ceiling with a loft access, storage heater, built in concertina mirror fronted wardrobe, storage heater.

BATHROOM

Enclosed with tiled walls. Modern suite comprising of a panelled bath with a wall mounted electric shower fitment, vanity wash hand basin and a low flush WC. Fitted mirror and an electric wall mounted fan heater.

COMMUNAL GARDENS & RESIDENTS PARKING

The gardens are to the rear and are mainly laid to lawn with surrounding herbaceous borders. There is a large secluded paved patio to the rear of the Communal Lounge. The Gardens and well maintained throughout. There is an area to the end of the driveway for Residents Parking to the rear of the block.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from the 1/6/1988

SERVICE CHARGE: £ 2,747.96 pa

GROUND RENT: £ 498.32pa

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>.

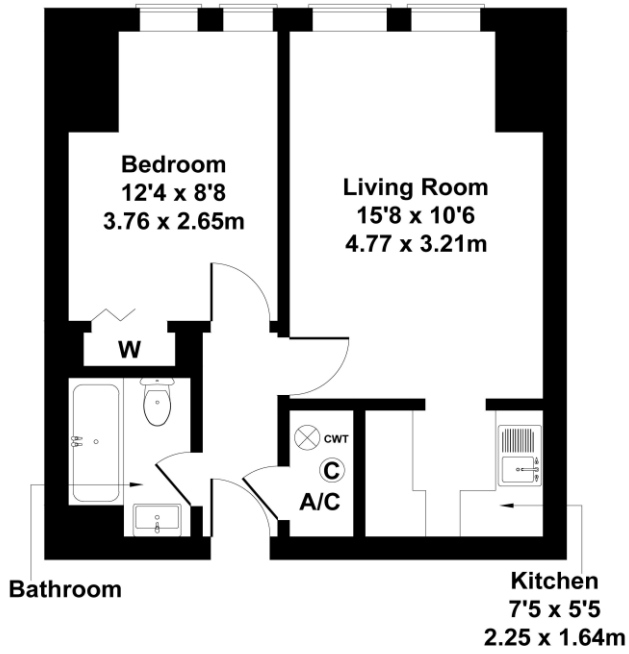
5/7/2024



FLOORPLAN

Valley Court

Approximate Gross Internal Area
420 sq ft - 39 sq m



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

Ordered 5/7/2024





DATA PROTECTION ACT 1998

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