



GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT

18' 1" x 11' 1" (5.50m x 3.37m) L-shaped LIVING ROOM *21' 0" x 9' 1" (6.41m x 2.76m) BEDROOM ONE*
 BEDROOM TWO 14' 10" x 8' 10" (4.51m x 2.68m) L-shaped *DOUBLE GLAZED, MODERN KITCHEN & SHOWER ROOM*
EXCELLENT FACILITIES & RESIDENT HOUSE MANAGER

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT set within a popular Development close to local shops, Doctors & Dentist Surgeries and the Library. The property has a large Living Room with access to an area of Garden and a modern Kitchen off the large Living Room. Off the Hall there is a Storage Cupboard/Airing Cupboard. The large main Bedroom also has a built in double wardrobe There are excellent Communal facilities which includes a large Lounge and well tended Gardens.

NO ONWARD CHAIN!

Hillcroft Court, Chaldon Road, Caterham, Surrey CR3 5XB

ASKING PRICE: £240,000 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.

THE 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

COMMUNAL HALLWAY

Fully carpeted and heated Communal Hallway with stairs and a lift service to all floors. On the ground floor there is access to the Laundry, Communal Lounge and Gardens, Refuse Room and the Guest Suite.

ENTRANCE HALLWAY 6' 0" x 14' 7" (1.82m x 4.44m)

.A great size hallway with a coved ceiling, built in Storage Cupboard/Airing Cupboard with shelving, a hot water tank plus the electric meter and fuse box

LIVING ROOM 18' 1" x 11' 1" (5.50m x 3.37m)

L'shaped

Double glazed window and door to an area of Garden, coved ceiling, TV point and storage heater, double width opening to:

KITCHEN 8' 11" x 5' 9" (2.71m x 1.74m)

Double glazed window, coved ceiling, range of modern wall and base units with matching worktops incorporating a single bowl stainless steel sink unit with a mixer tap and cupboards below, space for a fridge and a freezer. Built in four ring electric hob with an extractor fan above, built in electric oven and grill, to remain, tiled surrounds.

BEDROOM ONE 21' 0" x 9' 1" (6.41m x 2.76m)

Large Bedroom with a double glazed window and a built in mirror fronted double size wardrobe, coved ceiling and an electric storage heater.

BEDROOM TWO 14' 10" x 8' 10" (4.51m x 2.68m)

L'shaped

Double glazed window, coved ceiling and a wall mounted electric heater.

SHOWER ROOM 6' 10" x 5' 7" (2.09m x 1.71m)

Modern suite comprising of a walk-in shower cubicle with an AQUALISA shower fitment, vanity wash hand basin and a low flush WC. Coved ceiling, extractor fan plus a wall mounted electric fan heater.

OUTSIDE

COMMUNAL GARDENS

Well maintained gardens with a patio area and large lawn area with established flowerbed and herbaceous borders. Locked gate access to the High Street.

RESIDENTS PARKING

Accessed via a security barrier with unallocated parking bays for Residents parking and visitors.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 1/7/1998

SERVICE CHARGE INCLUDING BUILDING

INSURANCE: £4,867.90pa payable in two instalments of £2,433.95 every 6 months.

GROUND RENT: £718.04 pa payable in two instalments of £359.02 every 6 months.



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-2024-2025>

10/9/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

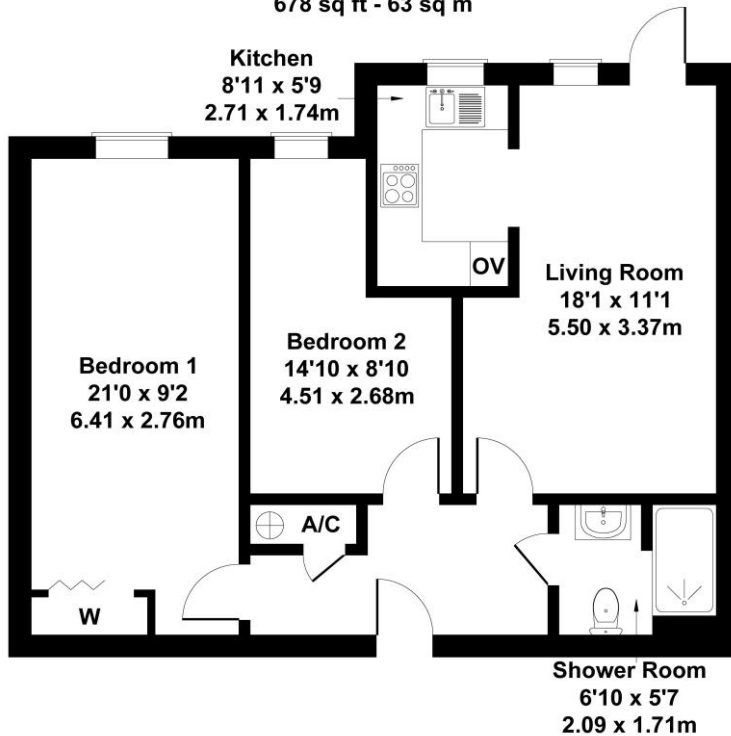
Ordered 10/9/2024



FLOORPLAN

Hillcroft Court

Approximate Gross Internal Area
678 sq ft - 63 sq m



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



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