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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!
***PLEASE NOTE THAT ALL INTERNAL PHOTOS WERE TAKEN**
BEFORE THE OCCUPATION OF THE CURRENT TENANT*

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: £95,000 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>.

14/3/2025

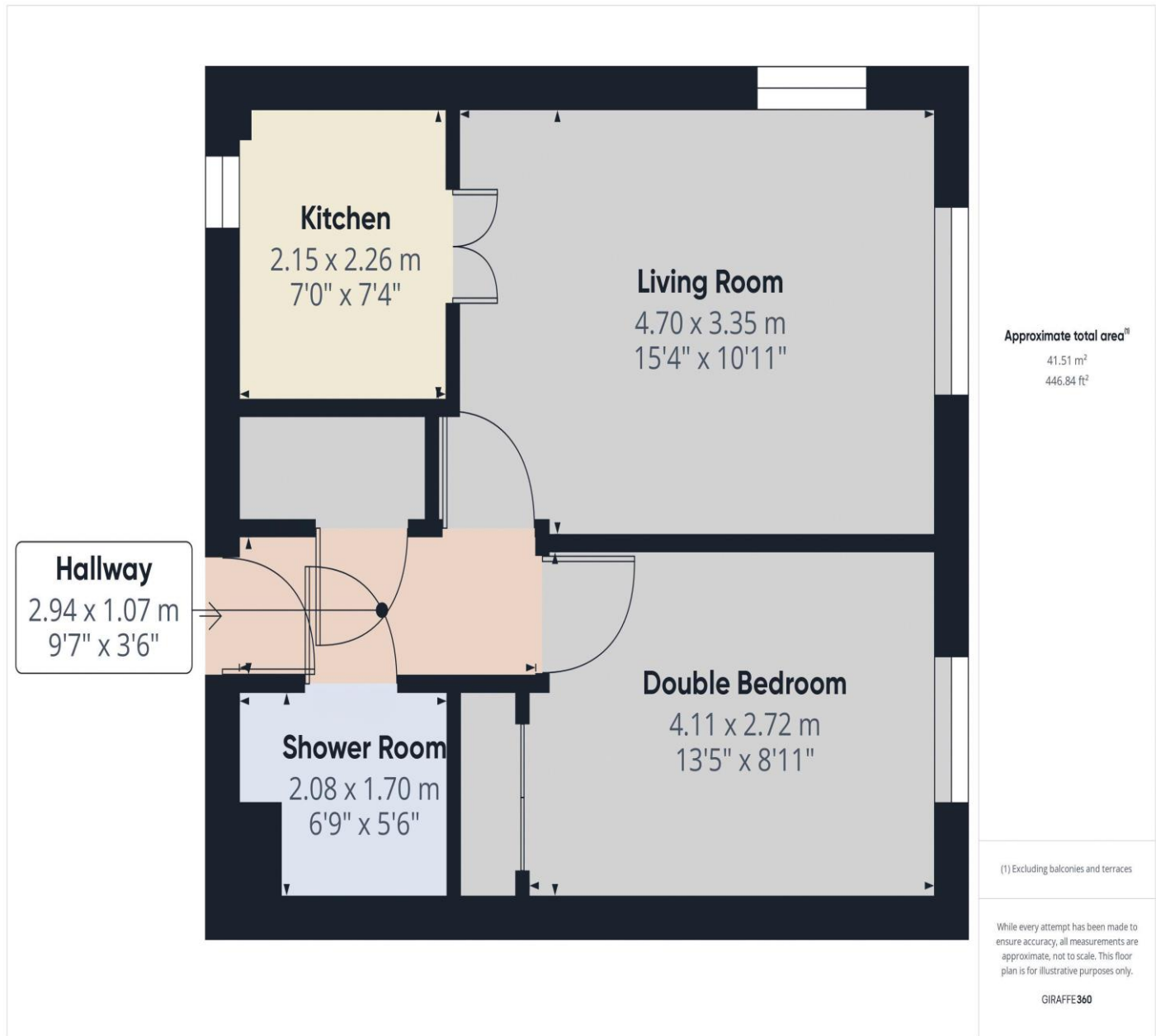


ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOORPLAN



DATA PROTECTION ACT 1998

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