



ONE DOUBLE BEDROOM RETIREMENT FLAT* *17' 11" x 9' 11" (5.46m x 3.01m) LIVING ROOM
DOUBLE BEDROOM 12' 8" x 9' 3" (3.86m x 2.82m)* *EN-SUITE SHOWER ROOM AND DRESSING ROOM AREA
HEATING IS PAID VIA THE MAINTENANCE CHARGE* *IMPRESSIVE COMMUNAL FACILITIES AND GARDENS

A GROUND FLOOR IMMACULATELY PRESENTED ONE DOUBLE BEDROOM RETIREMENT FLAT. The flat has a cloakroom and an En-suite Shower Room with Dressing Room area. The Kitchen has modern white units and space for a dishwasher and fridge/freezer. There are extensive Communal Gardens and Residents facilities on site which includes a Lounge, Conservatory and Laundry. **NO ONWARD CHAIN, VIEWING RECOMMENDED!**

Dene Court, 40 Stafford Road, Caterham, Surrey CR3 6JA
ASKING PRICE: £112,500 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, Dene Court is on the right hand side, the Residents Parking is accessed via a driveway to the front of the block.

LOCATION

Dene 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.

DENE COURT

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

**A COMMUNAL LOUNGE, CONSERVATORY,
KITCHEN & LAUNDRY ROOM
GUEST SUITE FOR VISITORS
COMMUNAL GARDENS & PATIO 24 HOUR
CARELINE**

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

COMMUNAL HALLWAY

Carpeted Communal Hallway which is securely accessed and has a lift to all floors. Take the left hand side corridor, the flat is the first flat on the left hand side.

ENTRANCE HALLWAY 10' 1" x 3' 7" (3.07m x 1.10m)

Large built - in airing cupboard with a shelf, electric fuse box, telephone point and radiator.

LIVING ROOM 17' 11" x 9' 11" (5.46m x 3.01m)

Double glazed window to the front aspect, security entry phone, two central ceiling light points, TV point, telephone point and two double radiators, open plan to:

KITCHEN 5' 11" x 9' 10" (1.80m x 2.99m)

Range of modern gloss white wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards below, built-in electric four ring hob with an electric oven and grill below. The fridge/freezer and dishwasher are to remain, tiled surrounds and extractor fan.

CLOAKROOM 5' 10" x 2' 11" (1.79m x 0.88m)

White modern suite comprising of a low flush WC and a wall mounted wash hand basin with a tiled splashback. Wall mounted mirrored vanity cupboard, radiator.

DOUBLE BEDROOM 12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to the front, telephone point and double radiator, access to:

DRESSING ROOM AREA

Large built in double wardrobe, door to:

EN-SUITE SHOWER ROOM 6' 6" x 5' 10" (1.99m x 1.78m)

White modern suite comprising of an enclosed shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Wall mounted mirrored wall cabinet, tiled surrounds, extractor fan and a heated towel rail/radiator.

RESIDENTS PARKING

There is a parking area to the front of the building with unallocated resident parking bays and some visitor parking bays.



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HEATING, WATER & ELECTRIC SERVICES

The cold, hot water and heating supply is metered into the flat. There are two gas Boilers which heat the building, and the cost of the communal heating is paid for within the Service Charges. You have your own electric meter and fuse box. There are also Solar Panels on the building which contribute towards the running of the services.

COMMUNAL GARDENS

There are attractive and well-maintained gardens to the rear of the Development with lawn areas, paths and well-established herbaceous borders. To the rear of the Communal Lounge there is also a patio area.

COMMUNAL FACILITIES

These include a Lounge, Lift Service to all Floors, Gardens, Residents Parking, Laundry Room, Guest Suite, Development Manager, Refuse Room and a 24-Hour Careline Service.

LEASEHOLD INFORMATION & COUNCIL TAX

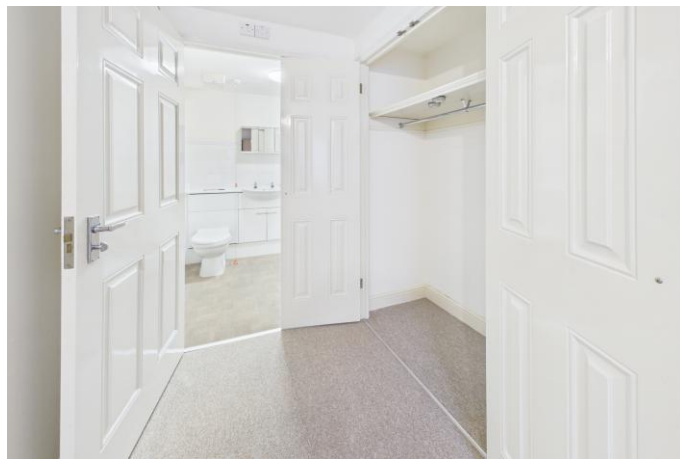
LEASE TERM: 125 years from 1/7/1998.

MAINTENANCE/SERVICE CHARGE: £2261.28 every 6 months

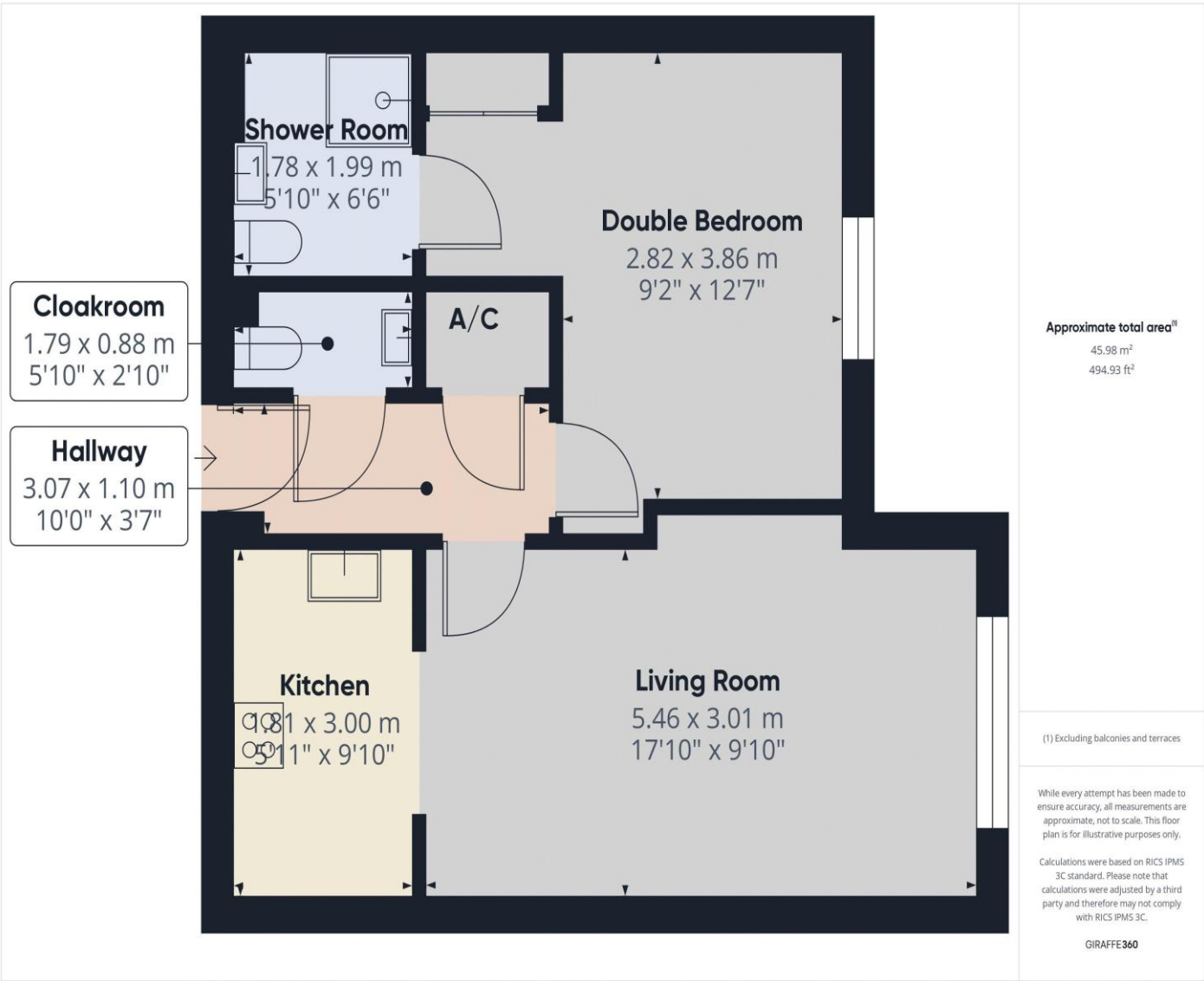
GROUND RENT: TBC

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-2023-2024>.

24/3/2025



FLOORPLAN





ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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