



- \*A TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT\***
- \*22' 8" x 10' 8" (6.91m x 3.24m) LIVING ROOM\* \*MODERN KITCHEN & RE-FITTED SHOWER ROOM\***
- \*DIRECT ACCESS TO THE SECLUDED LANDSCAPED COMMUNAL GARDENS VIA OWN PATIO\***
- \*LARGE RESIDENTS LOUNGE, LAUNDRY & GUEST SUITE\***
- \*GATED & MONITORED RESIDENTS PARKING, NO ONWARD CHAIN!\***

An immaculately presented **TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT** with direct access to the landscaped secluded Communal Garden and own use patio.

The flat has a large Living Room, separate Kitchen and modern re-fitted Shower Room.

This is a well-managed Retirement Development with Communal Facilities and a Lift Service to all floors.

Located within a level quarter of a mile of the Town Centre. **NO ONWARD CHAIN!**

**Asprey Court, Stafford Road, Caterham Valley, Surrey CR3 6JX**  
**Asking price: £150,000 Leasehold**



## **ASPREY COURT**

There are several points to note:

- \*24 CARELINE\*
- \*VISITING HOUSE MANAGER\*
- \*LARGE RESIDENTS LOUNGE\*
- \*LAUNDRY & GUEST SUITE WITH EN-SUITE\*
- \*WELL TENDED COMMUNAL GARDENS\*
- \*RESIDENTS PARKING AREA\*

## **LOCATION**

Asprey 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, Banks, Restaurants and Coffee Shops. There is also a Doctors Surgery (off Harestone Hill) and a Dentist Surgery (Timberhill Road) in Caterham Valley. 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.

## **ACCOMMODATION**

### **COMMUNAL HALLWAY**

Secure entry system into the Communal Hallway via double electrically operated double doors. There is a lift service to all floors and a Managers Office opposite the main entrance.

### **ENTRANCE HALLWAY** 13' 7" x 3' 10" (4.14m x 1.17m)

Storage cupboard with a hot water tank and shelving and electric meter. Coved ceiling, large walk-in storage / cloaks cupboard and security entry phone system.

### **LIVING ROOM** 22' 8" x 10' 8" (6.91m x 3.24m)

Double glazed window and door to the rear and two double glazed windows to side. Fireplace with an inset electric flame effect fire, coved ceiling and TV point, two electric timed heaters, glass panelled doors to:

### **KITCHEN** 7' 7" x 4' 8" (2.31m x 1.41m)

Double glazed picture to the rear, range of modern wall and base units with matching worktops and tiled surrounds incorporating a single bowl sink unit with a mixer tap and cupboards below, built in electric oven and grill with a four ring electric hob with an extractor fan above, integral undercounter fridge, wood effect flooring and wall mounted electric fan heater.

### **BEDROOM ONE** 13' 7" x 9' 4" (4.14m x 2.84m)

Double glazed window to rear, double wardrobe with mirror fronted doors, electric wall mounted electric radiator with a timer, TV point.

### **BEDROOM TWO** 15' 7" x 9' 2" (4.75m x 2.80m)

Double glazed window to rear, built in shelving and storage cupboards with glazed doors to one wall, electric wall heater.

### **SHOWER ROOM** 6' 9" x 5' 6" (2.07m x 1.67m)

Inset spotlighting, extractor fan and tiled surrounds and flooring. Re-modernised with a quality suite comprising of a walk-in shower unit with a mixer shower fitment and a large shower head and separate hand held shower, vanity wash hand side and low flush WC with a concealed cistern. Wall mounted vanity unit and a heated towel rail.

## **OUTSIDE**

### **COMMUNAL GARDENS**

Landscaped gardens with extensive lawn areas and herbaceous borders with seating areas. Outside the rear door of the flat there is a small patio area.

### **RESIDENTS PARKING**

There is a gated entrance to a Residents Parking Area.





LEASEHOLD INFORMATION

**LEASE TERM:** 125 years from 1/2/2006.

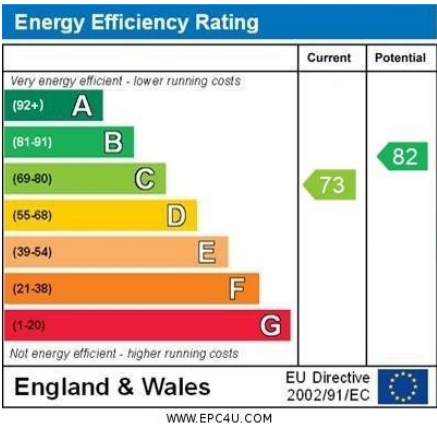
**MAINTENANCE:** £4,540.12 pa paid over two instalments.

**GROUND RENT:** £460.00 pa paid over two instalments.

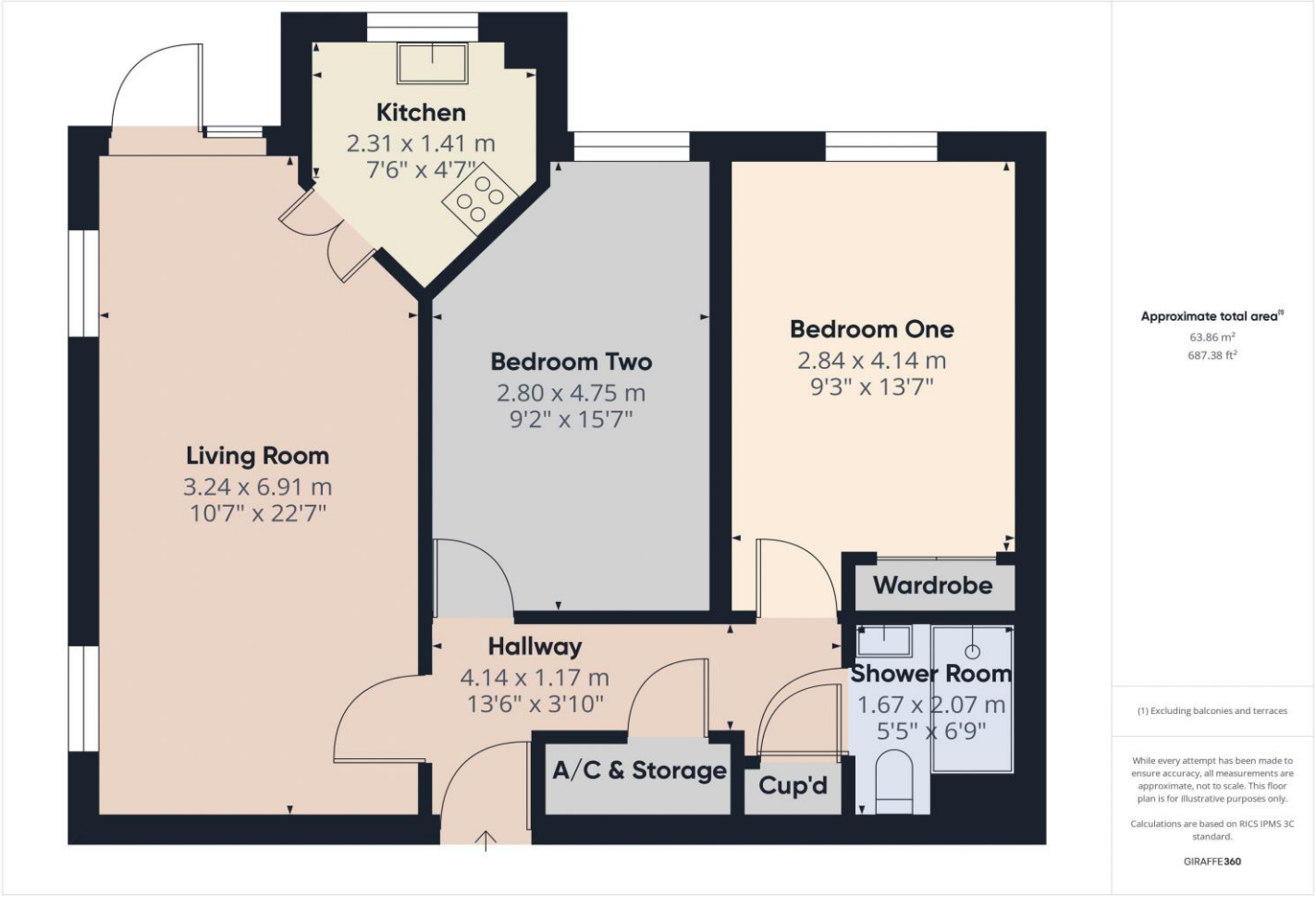
15/04/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN





## RESIDENTS LOUNGE & KITCHEN



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