

**01883 348035**



**\*ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT\***

**\*L'SHAPED 20' 9" x 11' 2" (6.32m x 3.41m) LIVING ROOM\* \*SEPARATE KITCHEN WITH APPLIANCES\***

**\*HOUSE MANAGER AND GREAT SIZE COMMUNAL FACILITIES\* \*24 - HOUR CARELINE, SECURITY RESIDENTS PARKING\* \*NO ONWARD HOUSE CHAIN, READY TO MOVE IN! \***

**A FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT** set within a popular Development just off the High Street in Caterham on the Hill. There is a large Living Room with access to the Kitchen. The double Bedroom has built-in wardrobes and the original Bathroom and been altered and now has an easy access Shower unit. This is a well managed Development with attractive Communal Gardens within a short level walk of local shops, amenities and bus routes. **NO ONWARD CHAIN!**

**Hillcroft Court, Chaldon Road, Caterham, Surrey CR3 5XB**  
**ASKING PRICE: £105,000 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

Built in walk-in storage/airing cupboard with a hot water tank and storage space as well as the electric meter and fuse box. Loft access for maintenance only, not for storage.

### LIVING ROOM 20' 9" x 11' 2" (6.32m x 3.41m)

L'shaped room narrowing to 2.79m in the Dining Area. There is a double glazed window to the front and one to the side, coved ceiling, TV point, feature fireplace, storage heater and double glass panelled doors to the Kitchen:

### KITCHEN 9' 1" x 5' 5" (2.76m x 1.65m)

Double glazed window to the front. Range of modern style wall and base units with worktops and tiled surrounds. Built in 'Stoves' electric oven and grill with a four ring electric hob and extractor fan above. Single bowl sink unit with a mixer tap, the under counter fridge and freezer are to remain, coved ceiling and tiled surrounds.

### DOUBLE BEDROOM 14' 4" x 8' 8" (4.37m x 2.64m)

Double glazed window to the front, coved ceiling, built in mirror fronted wardrobes to one wall. storage heater.

### SHOWER ROOM

Modern suite with a large shower unit with a mixer shower fitment, vanity wash hand basin with a light above and a low flush WC. Tiled surrounds and a wall mounted electric fan heater.

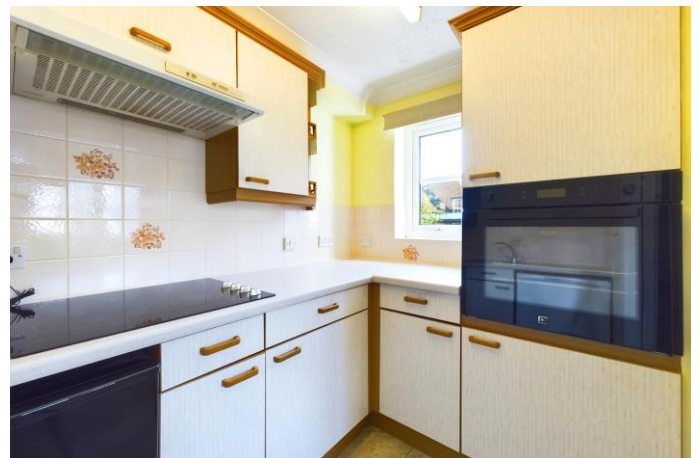
### OUTSIDE

### 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 SECURE PARKING

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





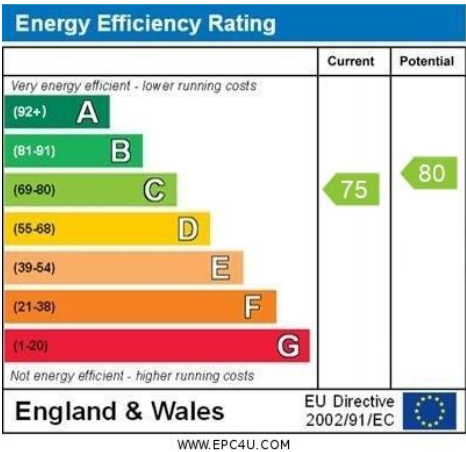
**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 125 Years from1994  
**SERVICE CHARGE INCLUDING BUILDING INSURANCE:** £3.245.26pa payable in two instalments every 6 months.  
**GROUND RENT:** £615.46 pa payable in two instalments every 6 months.  
**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>

25/9/2024



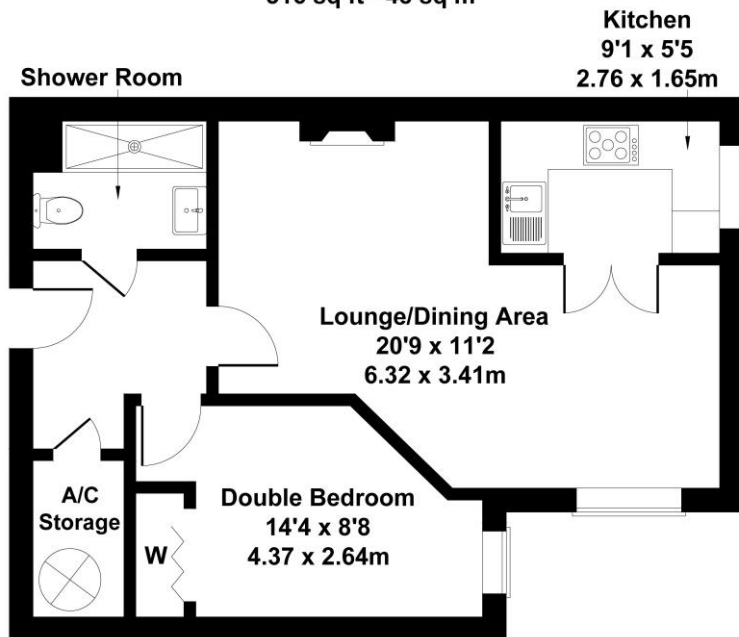
**ENERGY PERFORMANCE CERTIFICATE (EPC)**



## FLOORPLAN

### First Floor Hillcroft Court

Approximate Gross Internal Area  
516 sq ft - 48 sq m



#### FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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#### DATA PROTECTION ACT 1998

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