



TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT* *21' 4" x 11' 3" (6.52m x 3.43m) LIVING ROOM
MODERN STYLE KITCHEN WITH BUILT IN FRIDGE/FREEZER, OVEN, HOB & EXTRACTOR FAN
BEDROOM ONE WITH MODERN WHITE ENSUITE BATHROOM* *SEPARATE SHOWER ROOM
SECURE RESIDENTS PARKING - NO ONWARD CHAIN!

A FIRST FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT with an Ensuite Bathroom and separate Shower Room. There is a modern style Kitchen with a built in oven and hob plus space for a Fridge/Freezer and Washing Machine. The Living Room has an inward opening door to a Juliette Balcony. The Development has a House Manager, Communal Lounge and Kitchen, secure Residents Parking and outside a patio area with covered Pergola. Well maintained throughout, **VIEWING RECOMMENDED, NO ONWARD PROPERTY CHAIN!**

Pegasus Court, Stafford Road, Caterham Valley, Caterham CR3 6TD
ASKING PRICE: £120,000 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, Pegasus Court is on the right-hand side, the Residents Parking is just past the block with security barrier.

LOCATION

Pegasus 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.

PEGASUS COURT

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

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

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

COMMUNAL HALLWAY

Carpeted Communal Hallway with a Lift Service to all floors. Secure fob entry with a security entry-phone.

ACCOMMODATION

ENTRANCE HALLWAY

Own front door and a security entry phone plus 24-hour careline. Two built in storage cupboards and an airing cupboard with a hot water tank, coved ceiling and electric storage heater.

LIVING ROOM 21' 4" x 11' 3" (6.50m x 3.43m)

Double glazed inward opening door and window to a front facing Juliet Balcony, coved ceiling, two wall light points, TV point and two electric storage heaters. Glazed door to:

KITCHEN 9' 0" x 6' 4" (2.74m x 1.93m)

Double glazed window to the front, range of modern fitted wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboard under, built in fridge/freezer, electric oven, four ring electric hob and extractor fan above. Tiled surrounds and an electric kickboard fan heater.

BEDROOM ONE 11' 9" *plus recess* x 8' 10" (3.58m *plus recess* x 2.69m)

Double glazed window to the front, large built in double wardrobe, coved ceiling and electric storage heater. Door to:

ENSUITE BATHROOM 6' 4" x 7' 1" (1.93m x 2.16m)

Modern bathroom suite in white comprising of a panelled bath with a wall mounted AQUALISA shower fitment with curtain rail and separate taps, vanity wash hand basin with a fitted mirror above and shaver point, low flush WC. Wall mounted heated towel rail.

BEDROOM TWO 9' 7" *plus door recess* x 8' 6" (2.92m *plus door recess* x 2.59m)

Double glazed window to the front, built in single wardrobe, electric storage heater.

SHOWER ROOM 5' 6" x 6' 1" (1.68m x 1.85m)

Modern white suite comprising of an enclosed corner shower cubicle, vanity wash hand basin with a mirror above and a low flush WC. Wall mounted electric towel rail, coved ceiling, extractor fan and tiled surrounds.

OUTSIDE

RESIDENTS SECURE PARKING

Accessed via a security barrier, unallocated with a short walk from the entrance to the Communal Hallway.



RESIDENTS GARDEN

A path with herbaceous and hedgerow borders leading to a covered Pergola seating area.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 1/7/2001

MAINTENANCE: £4,709.18 (£2,354.59 per half year 1/4/25 to 30/9/25)

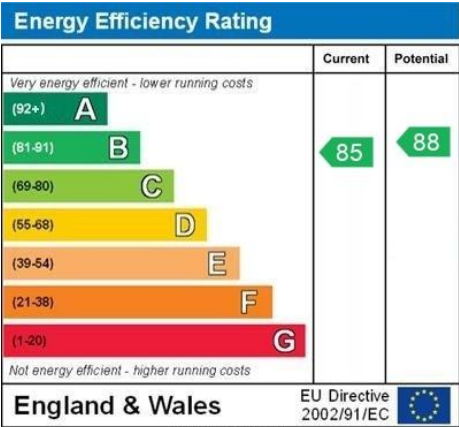
GROUND RENT: £349.00 pa

The current Council Tax Band is 'E', 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-2025-2026>.

21/8/2025



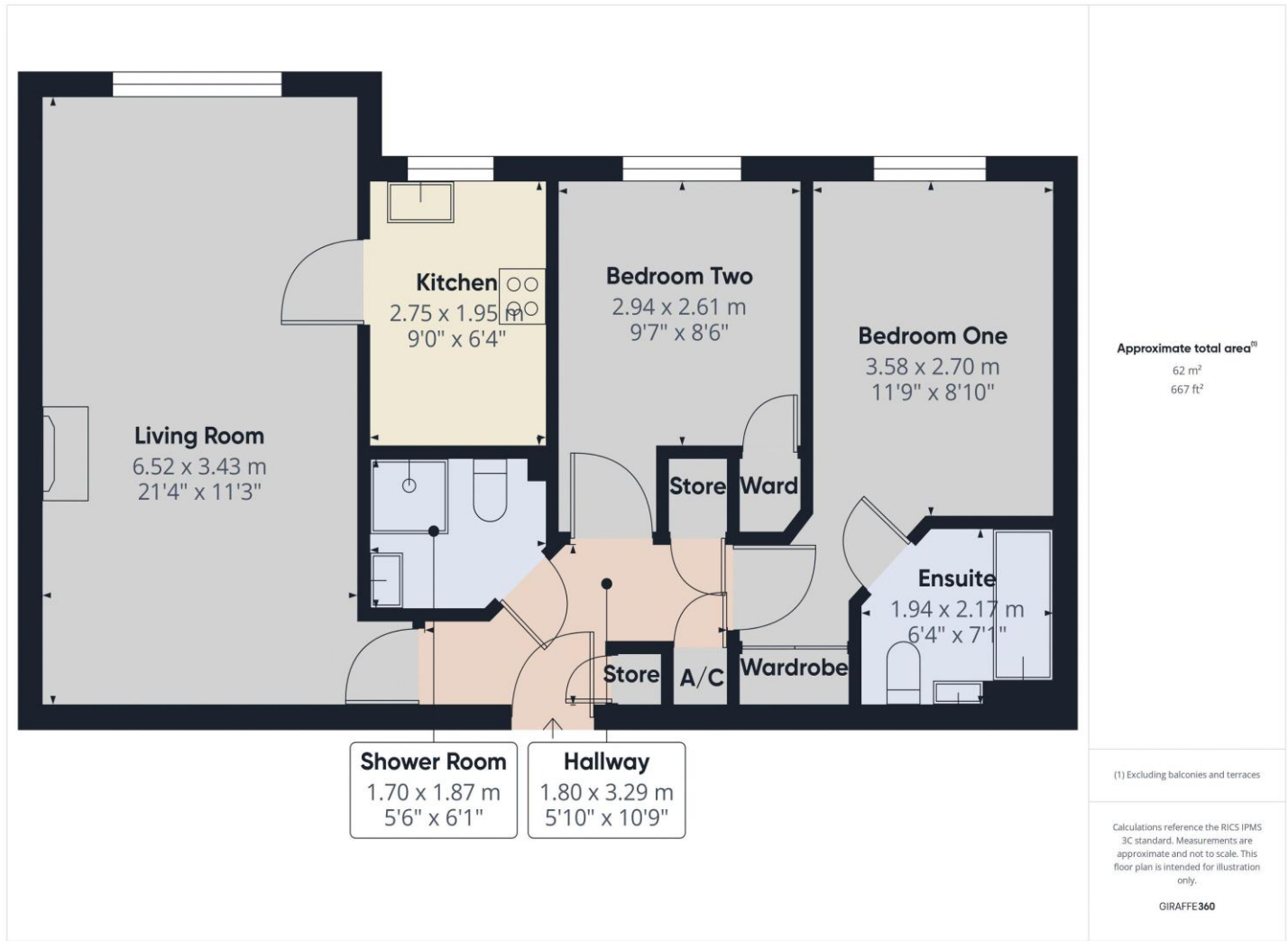
ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM



FLOORPLAN



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk