



- *FIRST FLOOR RETIREMENT FLAT WITH OWN BALCONY* *19' 8" x 10' 6" (5.99m x 3.20m) LIVING ROOM*
- *TWO DOUBLE BEDROOMS AND FULL BATHROOM SUITE*
- *HOUSE MANAGER, 24 HOUR CARELINE, LIFT SERVICE TO ALL FLOORS, UN-ALLOCATED RESIDENTS PARKING TO THE REAR AND UNDER THE BLOCK* *CONVENIENT LOCATION - NO ONWARD CHAIN! *

A FIRST FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT with its own Balcony! Bourne Court is located within a quarter of a mile of Caterham Valley Town Centre, Railway Station, shops and amenities. The flat has two great size Bedrooms, an Open Plan Living Room with access to a separate Kitchen. It is double glazed and benefits from electric storage heaters. Bourne Court has excellent Communal Facilities which includes a Lounge, Laundry and delightful when tended rear Gardens. **NO ONWARD CHAIN!**

Bourne Court, 91-103 Croydon Road, Caterham, Surrey CR3 6AZ
Asking Price: £105,000 Leasehold



DIRECTIONS

From Caterham Valley Town Centre proceed along Croydon Road, Bourne Court is about a quarter of a mile on the left hand side. The driveway to the Residents parking area is to the right hand side of Bourne Court.

LOCATION

Centrally located within a few hundred yards of the town centre shops, railway station, restaurants and amenities. Caterham also has several open park land areas at White Knobs Park located along the Godstone Road and Manor Park at the other end of the Croydon Road along Burntwood Lane.

Caterham Railway Station has a service into Croydon and Central London and is an end of line station so you will always get a seat when travelling into London!

The M25 motorway can be accessed at nearby Godstone, junction 6 which is approximately 2 miles away along the A22 Caterham Bypass.

A TOWN CENTRE LOCATION YET WITHIN EASY REACH OF OPEN SPACES

BOURNE COURT

This two double bedroom retirement flat is situated on the first floor via a lift service to all floors. Key features of the development are as follows:

*** 24 HOUR CARELINE * IN HOUSE MANAGER *
COMMUNAL LOUNGE * COMMUNAL LAUNDRY *
GUEST ROOM FOR VISITORS * ATTRACTIVE
RESIDENT GARDENS * A MIX OF UNDERGROUND /
OUTSIDE RESIDENTS PARKING * VERY
CONVENIENT LOCATION FOR TOWN CENTRE ***

ACCOMMODATION

HALLWAY 14' 6" x 3' 8" (4.42m x 1.12m)

Built in airing cupboard with a cold water tank, hot water tank and shelving. Further cupboard with the electric meter, fuse box and storage space.

LIVING ROOM 19' 8" x 10' 6" (5.99m x 3.20m)

Double glazed window to the front, coved ceiling, double glass panelled doors to the Kitchen, TV point and storage heater.

KITCHEN 8' 1" x 7' 6" (2.46m x 2.28m)

Double glazed window to the front, range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboard, built-in electric oven and a four ring electric hob, space for a under counter fridge and freezer, coved ceiling and tiled surrounds, wood effect flooring.

BEDROOM ONE 12' 1" x 9' 2" (3.68m x 2.79m)

Large double glazed door and window to the own use Balcony, coved ceiling, wardrobes to remain, storage heater.

BALCONY 14' 9" x 4' 1" (4.49m x 1.24m)

Tiled flooring with views towards Caterham Town Centre.

BEDROOM TWO 13' 8" x 9' 6" (4.16m x 2.89m)

Double glazed window to the front, coved ceiling, electric storage heater.

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

Modern suite comprising of a panelled bath with a mixer tap and shower attachment with rose above, vanity wash hand basin with a fitted mirror, low flush WC, tiled surrounds.

COMMUNAL LOUNGE & ACCESS TO GARDENS

A large Lounge area with access to the Communal Garden. There is a Kitchen area on the left hand side as you enter the room.

LAUNDRY

Located on the ground floor, there are three washing machines and three tumble dryers for Residents to use.



RESIDENTS PARKING

Non- allocated residents parking to the rear, a mix of under block and outside parking bays.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/6/1994

MAINTENANCE: £5,478.00 pa (inc Building Insurance)

GROUND RENT: £582.00 pa

COUNCIL TAX: 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>.

24/2/2026



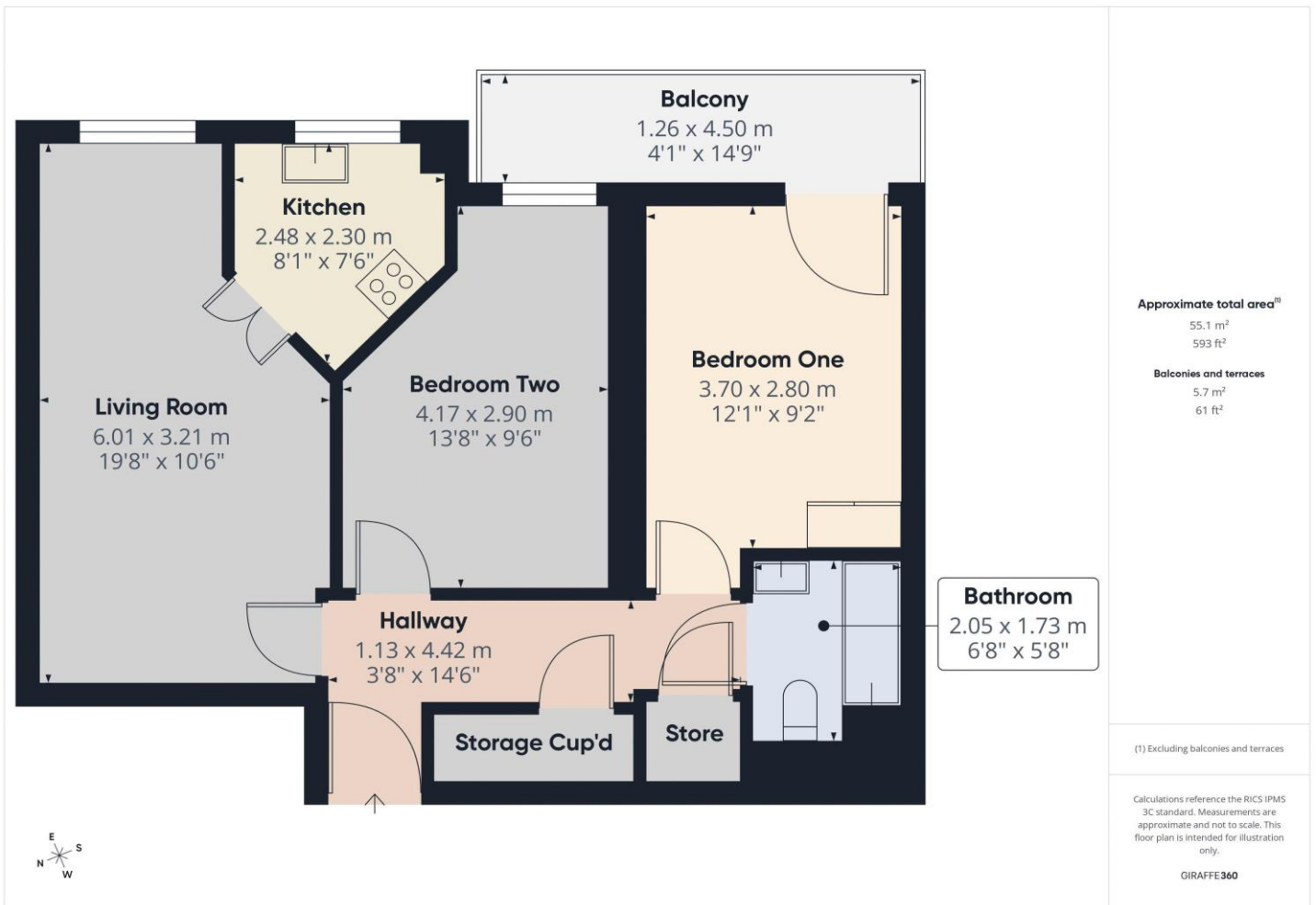
ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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



FLOORPLAN



DATA PROTECTION ACT 1998

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