



A TWO DOUBLE BEDROOM RETIREMENT FLAT - GROUND FLOOR ENTRANCE

25' 10" x 10' 9" (7.87m x 3.27m) LIVING ROOM WITH ACCESS TO THE KITCHEN, REAR VIEWS TO GARDENS* *BEDROOM ONE - 16' 2" x 9' 2" (4.92m x 2.79m) *BEDROOM TWO - 14' 3" x 9' 2" (4.34m x 2.79m) Maximum - BUILT IN WARDROBES* SHOWER ROOM WITH WALK-IN SHOWER CUBICLE

GREAT LOCATION FOR THE TOWN CENTRE !

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR REAR FACING RETIREMENT FLAT set within a popular block and within walking distance of Caterham Valley Town Centre with a range of local shops and Supermarkets, as well as Caterham Railway Station. The flat has views from both Bedrooms, Kitchen and Living Room over the rear Communal Gardens. There is a modern Shower Room with an easy walk-in shower, built in wardrobes in one of the Bedroom's and storage cupboards within the Hallway.

Bourne Court has a Communal Lounge leading to the Gardens, Laundry, Guest Suite and a House Manager.

NO ONWARD PROPERTY CHAIN, VIEWING RECOMMENDED!

Flat , 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**

ACCOMMODATION

BOURNE COURT

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 ***

COMMUNAL HALLWAY

Carpeted Communal Hallway, lift to all floors. This flat is on the Ground Floor, turn right in the Communal Hallway, the flat is the first flat on the left hand side.

HALLWAY

L-shaped hallway with a security entry phone, coved ceiling, built in Airing Cupboard and a built in storage cupboard with electric meter and fuse box. Electric storage heater.

LIVING ROOM 25' 10" x 10' 9" (7.87m x 3.27m)

Double glazed double doors to a Juliet Balcony overlooking the Communal Gardens and Residents parking area. Coved ceiling, wall mounted electric flame effect fire, TV point and electric storage heater. Double doors to:

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

Double glazed window to the rear aspect, range of wall and base units with matching worktops, single bowl stainless steel sink unit with cupboard below, built in electric oven and a four ring electric hob with an extractor fan above, space for and under counter fridge and freezer, tiled surrounds.

BEDROOM ONE 16' 2" x 9' 2" (4.92m x 2.79m)

Double glazed window to the rear, coved ceiling, telephone point and electric storage heater.

BEDROOM TWO

14' 3" x 9' 2" (4.34m x 2.79m) *Maximum*

Double glazed window to the rear, coved ceiling, built in wardrobes and electric storage heater.

SHOWER ROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Modern suite comprising of a walk-in Shower Cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds, wall cabinet, extractor fan and electric fan heater.

COMMUNAL LOUNGE WITH ACCESS TO THE 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: £ 5,479.18 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-2026-2027>.

15/5/2026

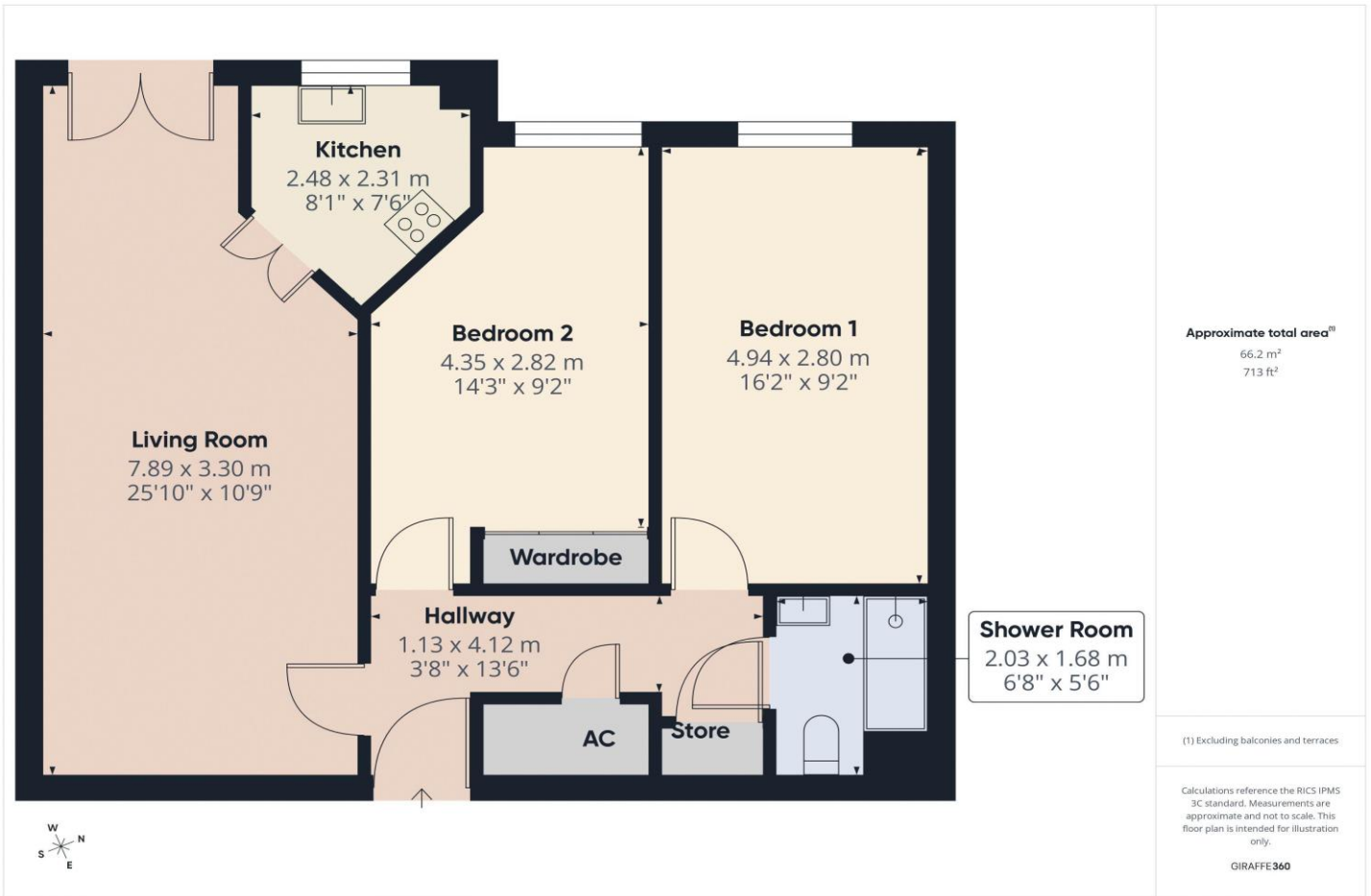


ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



FLOORPLAN



DATA PROTECTION ACT 1998

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