

Residential Sales & Lettings



A TWO DOUBLE BEDROOM RETIREMENT FLAT* *17' 5" x 11' 3" (5.31m x 3.43m) LIVING ROOM

KITCHEN WITH BUILT IN OVEN, INDUCTION HOB, FRIDGE & FREEZER

BEDROOM ONE WITH THREE SETS OF WARDROBES* *SHOWER ROOM WITH A WALK-IN SHOWER

CONVENIENT LOCATION, NO ONWARD CHAIN!

A GROUND FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT located within a quarter of a mile of Caterham Town Centre and Railway Station. The property has a large Living Room and a separate Kitchen with built in appliances. The main Bedroom has a range of built in wardrobes and a Dressing Table unit. There is a modern re-fitted Shower Room with a walk-in Shower Unit. There is 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, Surrey CR3 6TD
ASKING PRICE: £120,000 LEASEHOLD



KITCHEN

7' 8" x 6' 5" (2.34m x 1.96m)
Double glazed window to the rear, range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Built in electric oven and grill plus a four ring 'Induction' hob, built in fridge and freezer. Coved ceiling, tiled surrounds and vinyl flooring.

BEDROOM ONE

13' 2" x 9' 5" (4.02m x 2.86m)
Extending to 4.90 metres (16'1" into door recess.)
Double glazed window to the rear, range of built in wardrobes (three double and one single wardrobe) plus a Dressing Table unit, coved ceiling and storage heater.

BEDROOM TWO

9' 11" plus door recess x 9' 4"
(3.02m plus door recess x 2.84m)
Double glazed window to the side. coved ceiling and storage heater.

SHOWER ROOM

7' 1" x 6' 5" (2.17m x 1.95m)
Coved ceiling, modern white suite with fully tiled walls comprising of a walk-in Shower Cubicle with a mixer 'AKW' electric shower fitment and a fitted wall mounted folding seat, vanity wash hand basin and a low flush WC. Wall mounted vanity cabinet and warm air electric heater and towel rail.

OUTSIDE

RESIDENTS PARKING

Accessed via a security barrier, non- allocated and a short walk from the entrance to the Communal Hallway.

RESIDENTS GARDEN

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



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 a security barrier.

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.

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.

COMMUNAL ENTRANCE HALLWAY

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

ACCOMMODATION

ENTRANCE HALLWAY 9' 2" x 8' 5" (2.80m x 2.57m)

L-shaped hall with a coved ceiling, built in Cloaks Cupboard housing the electric fuse box and electric meter and shelving. Airing Cupboard with a hot water tank and shelving. Wall mounted electric heater,

LIVING ROOM 17' 5" x 11' 3" (5.31m x 3.43m)

Double glazed windows and door to a 'Juliet Balcony' to the rear. Coved ceiling, two electric storage heaters, TV point, glass panelled door to:

PA. Jones Property Solutions, Residential Sales & Lettings

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LEASEHOLD INFORMATION

LEASE TERM: 125 Years from 1/7/2001

MAINTENANCE: £4750.42 (inc Building Insurance)

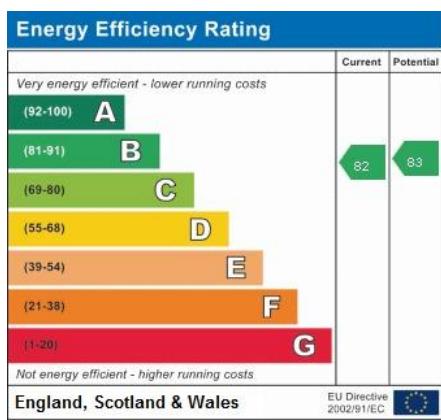
GROUND RENT: £349.00 pa

COUNCIL TAX

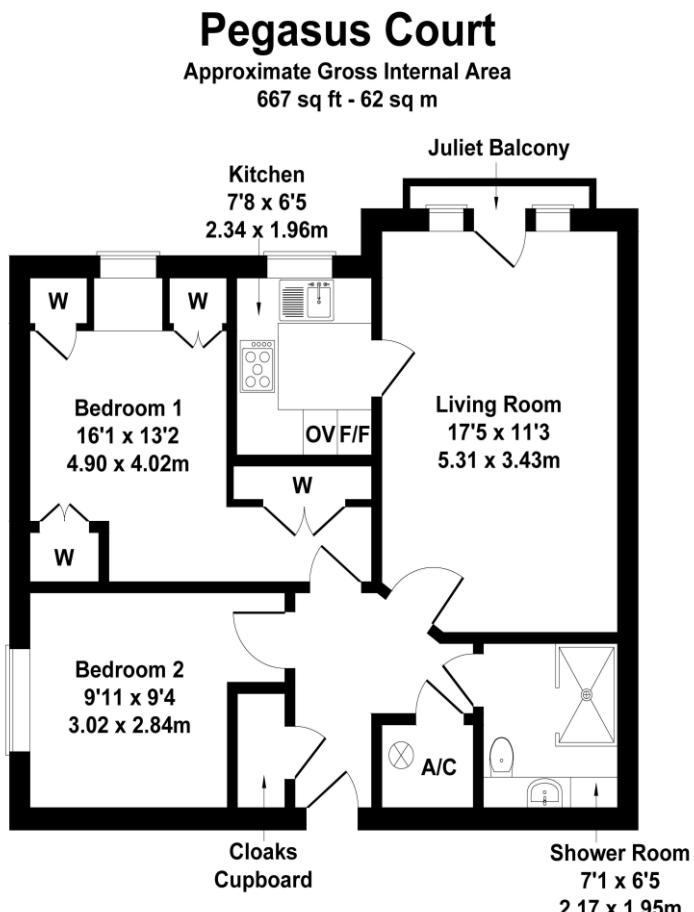
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

19/3/2024 19/12/2025 - New Asking Price

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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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.

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