



ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT* *21' 8" x 11' 3" (6.60m x 3.44m) LIVING ROOM & JULIET BALCONY* *SEPARATE MODERN KITCHEN WITH BUILT-IN APPLIANCES* *14' 1" x 8' 11" (4.28m x 2.73m) DOUBLE BEDROOM WITH LARGE WARDROBE* *MODERN FULLY TILED SHOWER ROOM WITH A LARGE WALK-IN SHOWER* *FULL RANGE OF COMMUNAL FACILITIES, SECURE RESIDENTS PARKING

A GROUND FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT ideally located in Caterham Valley within a level quarter of a mile from the Town Centre and Railway Station. The flat is **IMMACULATELY PRESENTED** throughout with a good size Living Room and a separate modern fitted Kitchen. The Double Bedroom has a built-in wardrobe with a modern **Shower Room adjacent with a superb double size walk-in Shower**. Pegasus Court has excellent Communal Facilities and a House Manager. **NO ONWARD CHAIN!**

Pegasus Court, Stafford Road, Caterham, Surrey 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.

Please note that there is a walk-in lockable Storage Cupboard on the Lower Ground Floor belonging to the flat. To qualify to reside at Pegasus Court, a resident must be over 60 years old and any second resident over 55 years old.

COMMUNAL ENTRANCE HALLWAY

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

ACCOMMODATION

ENTRANCE HALLWAY

Coved ceiling with access to a great size walk-in Airing Cupboard with ample storage as well as a hot water tank, two fuse boxes (economy 7), electric meter. Wall mounted electric heater and security entry phone.

LIVING ROOM 21' 8" x 11' 3" (6.60m x 3.44m)

Double glazed windows to the rear with double glazed french style doors opening to a 'Juliet Balcony'.

Coved ceiling, TV point and two electric storage heaters. There are two ceiling light points and two wall light points, glazed door to the Kitchen.

KITCHEN 7' 8" x 6' 5" (2.33m x 1.96m)

Double glazed window to the rear. Modern fitted Kitchen with a range of wall and base units with complementary worktops, single bowl stainless steel sink unit with a mixer tap and cupboard under. Built in **INDESIT** electric double oven and grill with an **INDESIT** Microwave above, four ring electric hob with an extractor fan, built in fridge/freezer. Coved ceiling and tiled surrounds, kick-board electric fan heater.

DOUBLE BEDROOM 14' 1" x 8' 11" (4.28m x 2.73m)

Double glazed window to the rear, coved ceiling, TV point and telephone point, built in double wardrobe, electric storage heater.

SHOWER ROOM 7' 2" x 6' 5" (2.18m x 1.96m)

Fully enclosed modern Shower Room with a large walk-in Shower with a glass screen and a thermostatic controlled shower fitment, vanity wash hand basin and a low flush WC. Wall mounted electric fan heater and wall mounted heated towel rail, extractor fan.

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 Pergola seating area.

LEASEHOLD INFORMATION

LEASE TERM: 125 Years from 1/7/2001

MAINTENANCE: £3500.00 (inc Building Insurance & Water Bills)

GROUND RENT: £300.00 pa



COUNCIL TAX

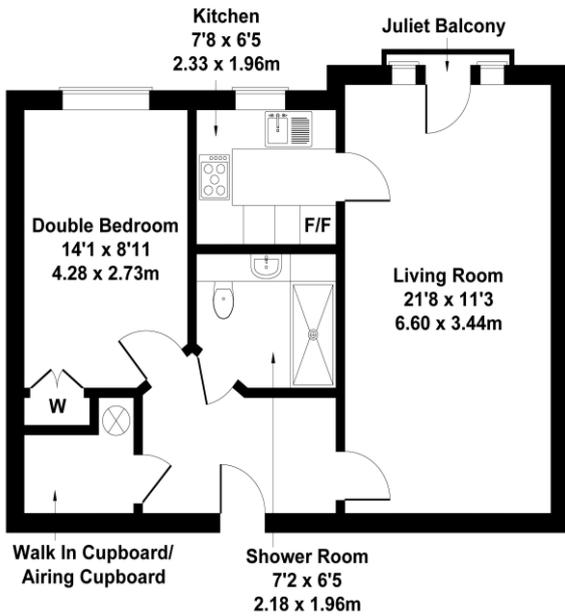
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.

24/10/2024

FLOORPLAN

Pegasus Court

Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	86
(69-80)	C		
(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			





DATA PROTECTION ACT 1998

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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