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BRITISH PROPERTY AWARDS 2024
GOLD WINNER
ESTATE AGENT IN CATERHAM & WHYTELEAFE





***TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT***
***LARGE LIVING ROOM 22' 9" x 10' 9" (6.94m x 3.29m) * *MODERN KITCHEN & RE-FITTED SHOWER ROOM***
***DOUBLE GLAZED THROUGHOUT - 684 SQUARE FEET / 63.6 SQUARE METRES***
***LARGE RESIDENTS LOUNGE, LAUNDRY & GUEST SUITE* *GATED & MONITORED RESIDENTS PARKING***
***LEVEL WALK TO THE TOWN CENTRE & RAILWAY STATION***

**A well-presented TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT rear facing onto the Communal Gardens. The flat has a large Living Room, separate Kitchen and modern re-fitted Shower Room. This is a well managed Retirement Development with Communal Facilities and a Lift Service to all floors. Located within a level quarter of a mile of the Town Centre, GREAT SIZE RETIREMENT FLAT - VIEWING RECOMMENDED!**

## Asprey Court, Stafford Road, Caterham, Surrey CR3 6JX
## Asking Price: £130,000 Leasehold

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**ASPREY COURT**
There are several points to note:
***24 CARELINE* VISITING HOUSE MANAGER* LARGE COMMUNAL LOUNGE* LAUNDRY* GUEST SUITE WITH EN-SUITE* WELL TENDED COMMUNAL GARDENS* RESIDENTS PARKING AREA***

**LOCATION**
Asprey 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, Banks, Restaurants and Coffee Shops. There is also a Doctors Surgery (off Harestone Hill) and a Dentist Surgery (Timberhill Road) in Caterham Valley.

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.

## ACCOMMODATION

**COMMUNAL HALLWAY**
Secure entry system into the Communal Hallway via double electrically operated double doors. There is a lift service to all floors and a Managers Office opposite the main entrance.

**ENTRANCE HALLWAY**
L'shaped hallway with a coved ceiling and storage heater, built in cloaks cupboard/ airing cupboard with a hot water tank, electric meters and fuse box. Further shelved storage cupboard. There is a security entry phone and the 24 hour Emergency control panel.

**LIVING ROOM** *22' 9" x 10' 9" (6.94m x 3.29m)*
Double glazed windows to the rear and side aspects, coved ceiling and two storage heaters. Feature fireplace with an electric flame effect fire, TV point and double doors to the Kitchen.

**KITCHEN** *8' 1" x 7' 5" (2.48m x 2.27m)*
Double glazed window to the rear, modern wall and base units with matching worktops and tiled surrounds, single bowl stainless steel sink unit with a mixer tap and cupboards under. Built in fridge and separate freezer. Built in AEG electric oven with a four ring electric hob with an extractor fan above.

**BEDROOM ONE** *13' 6" x 9' 2" (4.12m x 2.80m)*
Double glazed window to the rear, coved ceiling, built in mirror fronted wardrobes and storage heater.

**BEDROOM TWO** *15' 6" x 9' 1" (4.74m x 2.78m)*
Double glazed window to the rear, coved ceiling, electric wall mounted heater.

**SHOWER ROOM** *6' 9" x 5' 5" (2.06m x 1.67m)*
Modern white Shower Room with a double size shower cubicle with a sliding door and a mixer thermostatically controlled shower fitment, vanity wash hand basin with a mirror and light above and a low flush WC. Extractor fan and an electric fan heater.

**OUTSIDE**

**COMMUNAL GARDENS**
Landscaped gardens with extensive lawn areas and herbaceous borders with seating areas.

**RESIDENTS PARKING**
There are limited bays available and they are reserved for individual Residents; to reserve a bay you have to go onto a waiting list for a bay to come available.

There is one Visitor Bay which can be used by visitors, but they must digitally register their vehicle using the touch screen in the initial Reception Area by the Managers Office immediately on arrival.



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## LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 125 years from 1/2/2006

**MAINTENANCE:** £5,633.90 pa paid over two instalments.

**GROUND RENT:** £460.00 pa paid over two instalments.

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.

**29/10/2026**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

**Ordered 26/10/2026**



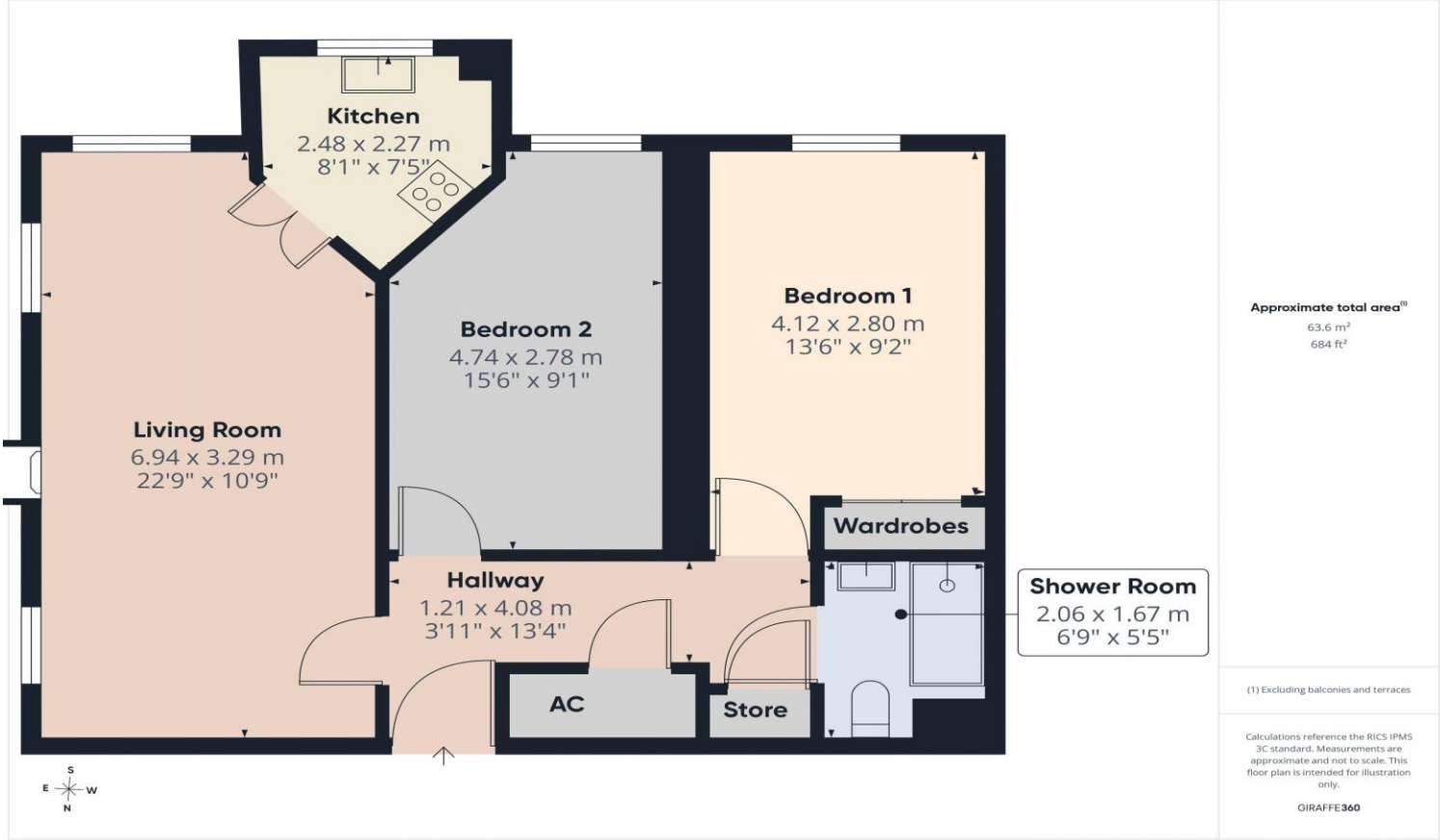








## FLOORPLAN






## RESIDENTS LOUNGE



**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.

**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.

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