



***A TWO-BEDROOM RETIREMENT FLAT, CONVENIENT LOCATION, QUIET POSITION! ***

L'SHAPED LIVING ROOM 17' 0" x 10' 0" (5.18m x 3.05m) - DOOR TO THE KITCHEN

BOTH BEDROOMS WITH BUILT IN WARDROBES* *DOUBLE GLAZED THROUGHOUT, ELECTRIC HEATING

HOUSE MANAGER, COMMUNAL LOUNGE AND EXTENSIVE GARDENS

RESIDENTS PARKING AREA TO THE REAR OF THE BLOCK, NO ONWARD CHAIN!

A WELL PRESENTED TWO-BEDROOM RETIREMENT FLAT Ground Floor direct access from a small Patio Area at the rear. A large L'shape Living Room leading to the Kitchen which is fitted with modern units and space for a Fridge, Freezer and a small Dishwasher. There is a large bright Main Bedroom, a good size Second Bedroom and an impressive separate Shower Room with a large walk-in Shower. Within the Development there is a spacious Communal Lounge with direct access to the Gardens, a lift service to all floors and a Residents Laundry.

To qualify to purchase the buyer needs to be 60 years old or above.

A VERY CONVENIENT LOCATION, NO ONWARD CHAIN!

Valley Court, Beechwood Gardens, Caterham, Surrey CR3 6NR

Asking Price: £115,000 Leasehold



DIRECTIONS

From Caterham Valley Town Centre proceed along Croydon Road towards Whyteleafe. Take the fourth right turn into Beechwood Gardens, Valley Court is on the right handside.

LOCATION

The development has the following benefits and Communal facilities:

- * **HOUSE MANAGER** * **24 HOUR CARELINE** *
- * **LARGE COMMUNAL LOUNGE** *
- * **SECLUDED LARGE COMMUNAL GARDENS** *
- * **LAUNDRY** * **LIFT SERVICE TO ALL FLOORS** *
- * **GUEST SUITE FOR VISITORS** *
- * **AMPLE RESIDENT PARKING** *

The development is also conveniently located for local shops along the Croydon Road, bus services to Croydon and Godstone and Caterham Valley Town Centre where there is a good selection of High Street shops, Caterham Railway Station.

COMMUNAL HALLWAY AND LANDINGS

The Communal Hallway is carpeted throughout and has stairs and a lift Service to all floors. There is a Manager's Office, access to the Communal Lounge and Gardens, Laundry and Kitchen just off the Communal Lounge. On the first floor there are two large Communal Landings with seating areas.

ENTRANCE HALLWAY 11' 9" x 4' 1" (3.58m x 1.24m)

Coved ceiling, wall mounted electric heater, built in coats cupboard.

LIVING ROOM 17' 0" x 10' 0" (5.18m x 3.05m)

Large partly L-shaped room with a double glazed window and door to an area of patio to the side of the property. Coved ceiling, feature fireplace with an electric point for an electric fire if required, TV point and a wall mounted electric heater. Door to a large storage cupboard/Airing Cupboard which also houses a hot water tank with immersion heater, the electric fuse box and meter. Arch to:

KITCHEN 9' 0" x 5' 11" (2.74m x 1.80m)

Double glazed window to the side, range of modern wall and base units with a single bowl stainless steel sink unit with a mixer tap and cupboards under, matching worktops. Built in Breakfast Bar / shelf to one wall. Space for an under counter fridge and freezer and space and plumbing for a small Dishwasher.

BEDROOM ONE 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window and door to the side and patio, double glazed window to the front. A bright and spacious Bedroom with a built in set of wardrobes with mirror fronted doors, wall mounted electric heater.

BEDROOM TWO 9' 8" x 8' 7" (2.94m x 2.61m)

Double glazed window to the front, built in mirror fronted double wardrobe, cove ceiling and electric wall mounted heater.

SHOWER ROOM 7' 2" x 4' 10" (2.18m x 1.47m)

Large shower cubicle with a mixer shower fitment, pedestal wash hand basin with a mirror and light above, low flush WC, tiled surrounds. Extractor fan, wall mounted electric fan heater and a separate electric towel rail.

COMMUNAL GARDENS AND RESIDENTS PARKING

The gardens are to the rear and are mainly laid to lawn with surrounding herbaceous borders. There is a large secluded paved patio to the rear of the Communal Lounge. The Gardens are well maintained throughout. There is an area to the end of the driveway for Residents Parking to the rear of the block.



LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from the 1/6/1988

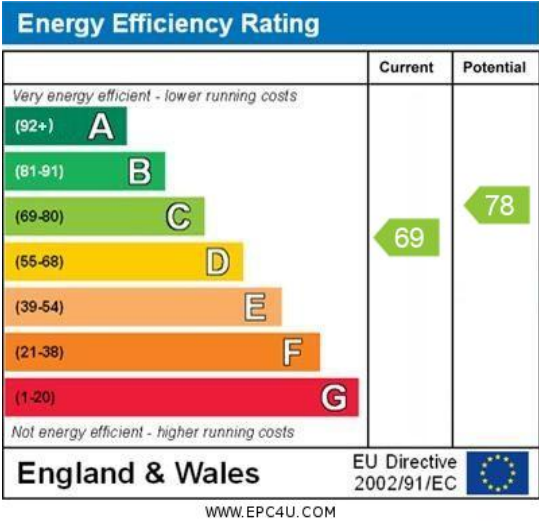
SERVICE CHARGE: £ 6,000 pa - (Should be less under Right to Manage mid-September 2026)

GROUND RENT: £ 610.00pa

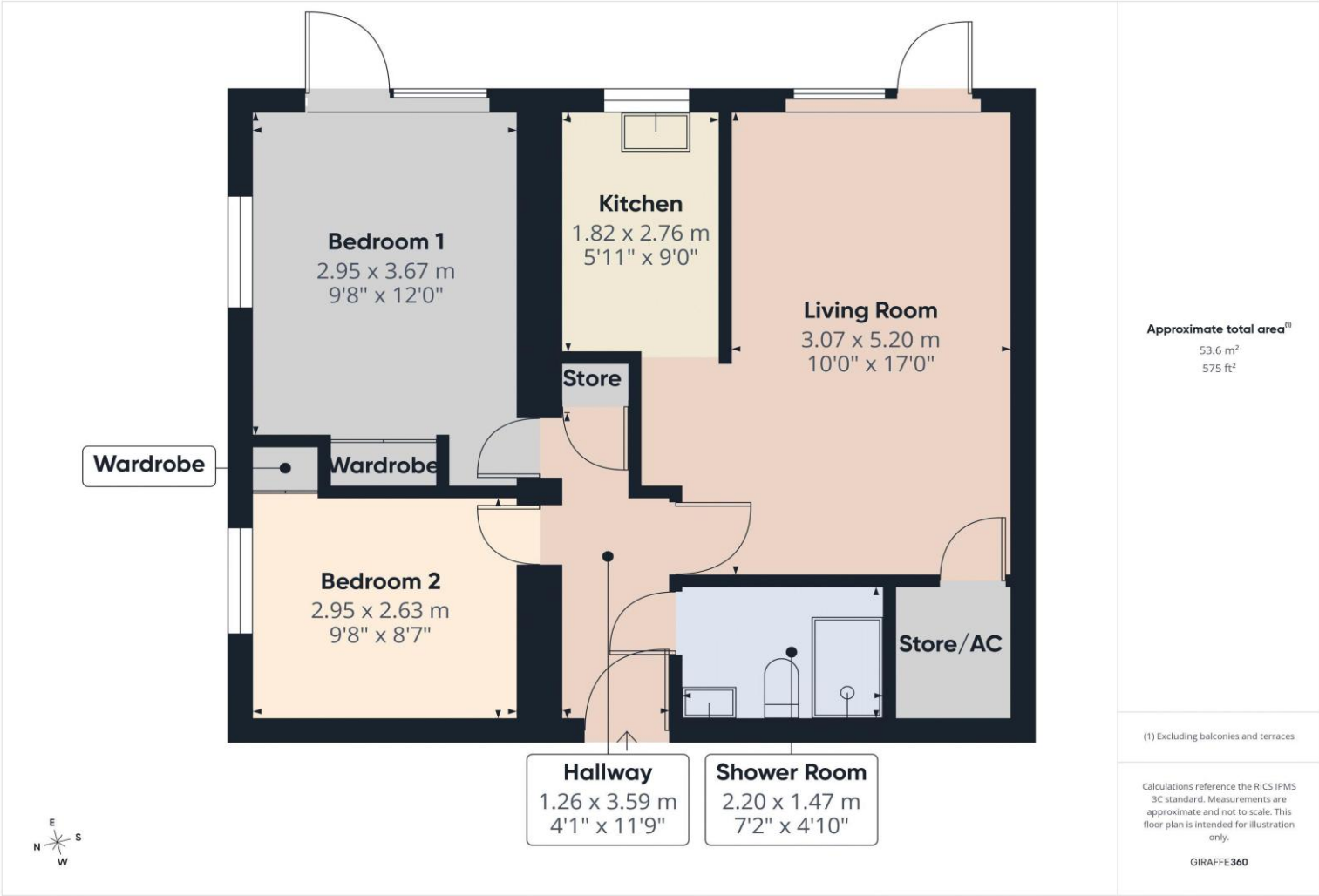
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>.

11/8/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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