



\*ONE DOUBLE BEDROOM RETIREMENT FLAT- OWN PATIO! \* \*LOWER GROUND FLOOR WITH ACCESS TO LANDSCAPED COMMUNAL GARDENS\* \*LARGE LOUNGE 18' 10" x 10' 6" (5.74m x 3.20m) \* \*DOUBLE BEDROOM WITH WARDROBE 13' 5" x 9' 2" (4.09m x 2.79m) \* \*KITCHEN OFF LOUNGE 8' 3" x 7' 5" (2.51m x 2.26m)\* \*MODERN KITCHEN & SHOWER ROOM - CONVENIENT LOCATION\*

A well-presented **ONE DOUBLE BEDROOM LOWER GROUND FLOOR RETIREMENT FLAT** with direct access to the landscaped secluded Communal Garden and own use patio. The flat has a large Living Room, separate Kitchen and modern 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. **NO ONWARD CHAIN!**

**Asprey Court, Stafford Road, Caterham, Surrey CR3 6JX**  
**Asking Price: £100,000 Leasehold**



## **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, Morrisons & Lidl Supermarket, Banking hub, Restaurants and Coffee Shops. There is also a Doctors Surgery (off Harestone Hill) and a Dentist Surgeries. Caterham Railway Station can be found a short walk away and has regular services into Croydon and London, you can also find local Buses within a short walk, travelling north and south as well as up to 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 the Managers Office is opposite the main entrance.

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY** 7' 8" x 6' 8" (2.34m x 2.03m)

Large storage/cloaks cupboard housing hot water tank, electric meter and fuseboard,. Coved ceiling, Tunstall security entry phone system and pull cord.

#### **LOUNGE** 18' 10" x 10' 6" (5.74m x 3.20m)

Double aspect with double glazed window to side aspect and double glazed window and double glazed door to small patio area and communal gardens. Fireplace with inset electric flame effect fire, wall mounted electric timed heater, coved ceiling, T.V. point, pull cord. Glass panelled doors to;

#### **KITCHEN** 8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed window to rear aspect, range of modern wall and base units with matching worktops and tiled surrounds incorporating a single bowl stainless steel sink unit with mixer tap and cupboards under. Built in "AEG" electric oven and grill, "AEG" electric four ring hob with extractor fan over, wall mounted electric fan heater, coved ceiling, pull cord.

#### **BEDROOM** 13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to rear aspect, double wardrobe with mirrored doors and comprising hanging and shelving, electric storage heater, coved ceiling, T.V. point,

#### **SHOWER ROOM** 6' 9" x 5' 7" (2.06m x 1.70m)

White suite comprising vanity sink unit with mirror and light over, large walk in shower unit with mixer shower fitment, low flush W.C. Towel rail and heated towel rail, tiled surrounds, pull cord

## **OUTSIDE**

### **COMMUNAL GARDENS**

Small patio area outside of the rear door to the flat with direct access to the landscaped, well-kept gardens, extensive lawned areas, herbaceous borders, seating areas.

### **RESIDENTS PARKING**

Parking area for the residents of Asprey Court.

## **LEASEHOLD INFORMATION & COUNCIL TAX**

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

**MAINTENANCE:** £3,684.00pa paid in two instalments

**GROUND RENT:** £395.00 pa paid in two instalments

The current Council Tax Band is '**D**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:



**PA. Jones Property Solutions, Residential Sales & Lettings**

77-79 High Street, Caterham, Surrey CR3 5UF

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[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)

<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

**11/2/2026**



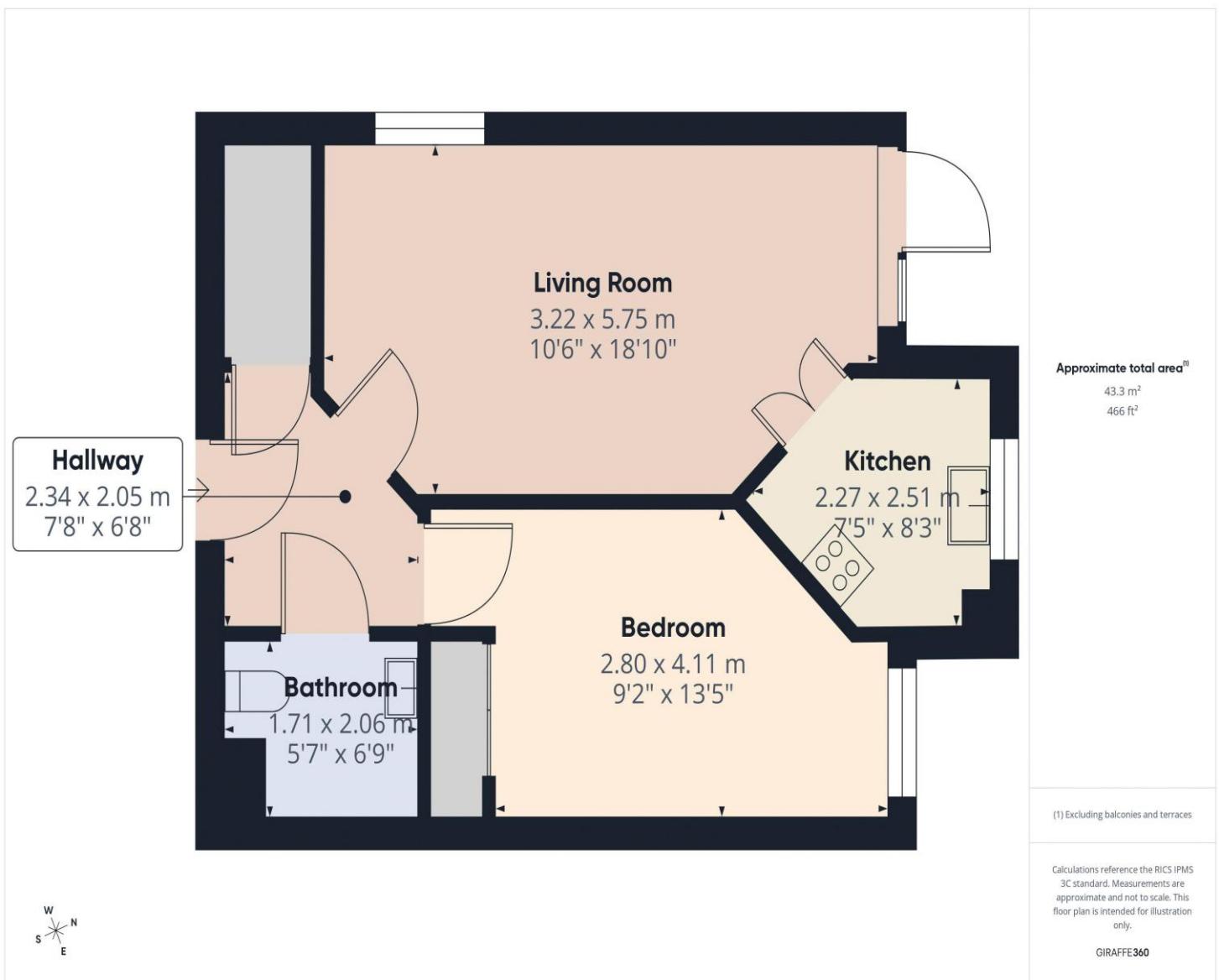
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**ENERGY PERFORMANCE CERTIFICATE (EPC)**

**Ordered 11/2/2026**



## FLOORPLAN



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