



ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT

LIVING ROOM & JULIET BALCONY 21' 5" x 11' 1" (6.52m x 3.38m)

SEPARATE MODERN KITCHEN WITH BUILT-IN APPLIANCES

***DOUBLE BEDROOM WITH LARGE WARDROBE 13' 11" x 9' 0" (4.24m x 2.74m) ***

MODERN FULLY TILED SHOWER ROOM WITH A LARGE WALK-IN SHOWER

FULL RANGE OF COMMUNAL FACILITIES, SECURE RESIDENTS PARKING

A FIRST 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: £110,000 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.

ACCOMMODATION

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**.

COMMUNAL HALLWAY

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

ENTRANCE HALLWAY

Coved Ceiling, deep walk-in Storage Cupboard / Airing Cupboard with shelving. The cupboard houses the electric meter and fuse box. Security entry phone system and electric wall mounted heater.

LIVING ROOM 21' 5" x 11' 1" (6.52m x 3.38m)

Double glazed windows and inward opening door to the rear aspect, coved ceiling, TV point, two electric storage heaters, glass panelled door to:

KITCHEN 7' 5" x 6' 4" (2.26m x 1.93m)

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 cupboard below. Built in electric oven and a four ring electric hob with an extractor fan above, built in fridge/freezer, coved ceiling and tiled surrounds.

DOUBLE BEDROOM 13' 11" x 9' 0" (4.24m x 2.74m)

Double glazed window to the rear, coved ceiling with a built in Dressing Table unit below the window, built in double wardrobe, electric storage heater, telephone point.

SHOWER ROOM 6' 11" x 6' 3" (2.11m x 1.90m)

Enclosed modern re-fitted Shower Room with a large walk-in shower unit with a hand held shower fitment and overhead rose, vanity wash hand basin and a low flush WC. Electric heated towel rail / radiator, extractor fan and tiled wall surround.

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 & COUNCIL TAX

LEASE TERM: 125 years from 1 July 2001

MAINTENANCE/SERVICE CHARGE: £3,670.36 (£1,835.18 per half year)

GROUND RENT: £299.00 pa

The current Council Tax Band is '**C**', 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>. **26/6/2026**



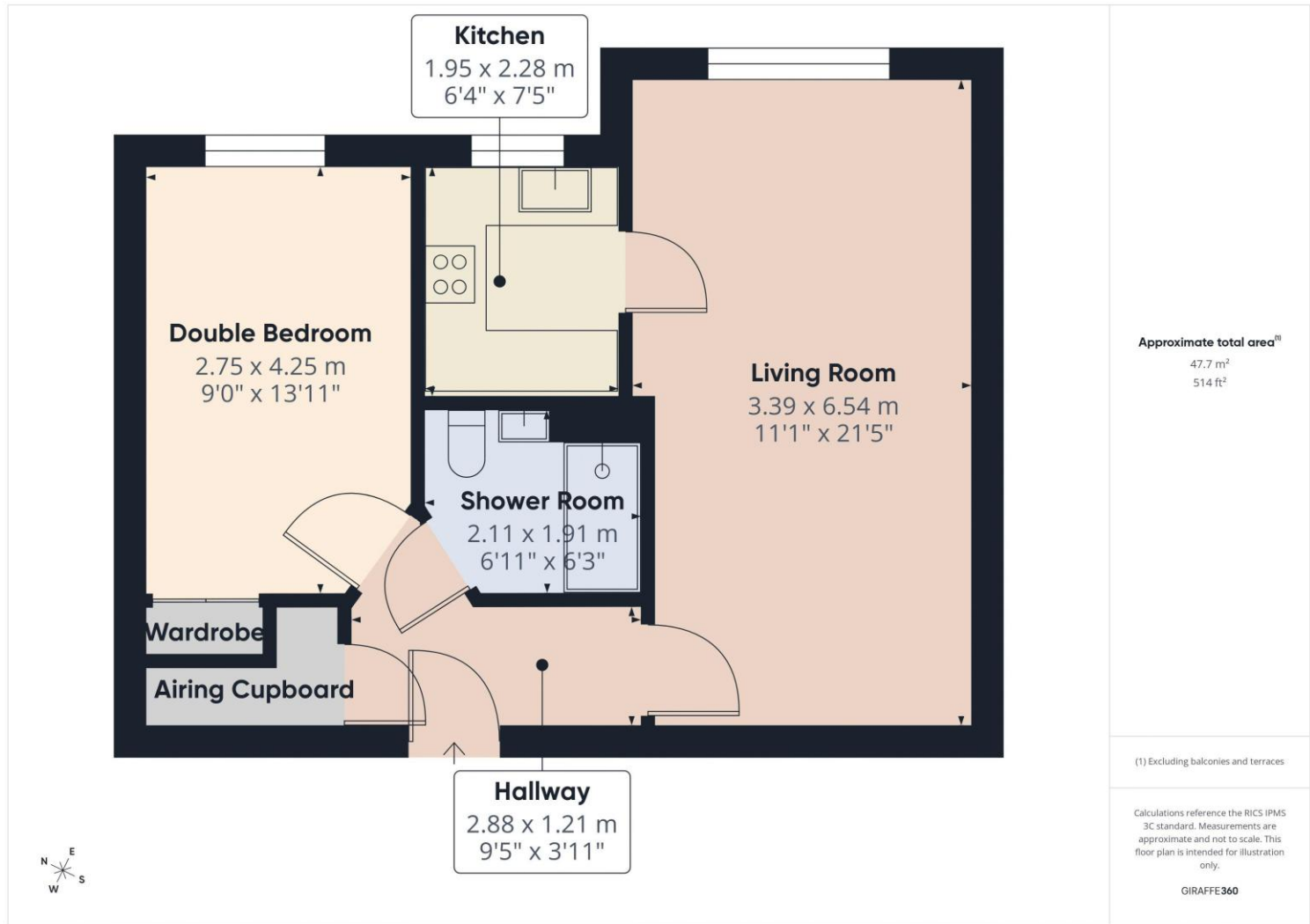


ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	85
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

FLOORPLAN



DATA PROTECTION ACT 1998

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