

## Residential Sales & Lettings

01883 348035



**\*A TWO DOUBLE BEDROOM RETIREMENT FLAT\*** \*17' 5" x 11' 3" (5.31m x 3.43m) LIVING ROOM\*  
\*KITCHEN WITH BUILT IN OVEN, INDUCTION HOB, FRIDGE & FREEZER\*  
**\*BEDROOM ONE WITH THREE SETS OF WARDROBES\*** \*SHOWER ROOM WITH A WALK-IN SHOWER\*  
**\*CONVENIENT LOCATION, NO ONWARD CHAIN!\***

**A GROUND FLOOR TWO DOUBLE BEDROOM RETIREMENT FLAT** located within a quarter of a mile of Caterham Town Centre and Railway Station. The property has a large Living Room and a separate Kitchen with built in appliances. The main Bedroom has a range of built in wardrobes and a Dressing Table unit. There is a modern re-fitted Shower Room with a walk-in Shower Unit. There is a House Manager, Communal Lounge and Kitchen, secure Residents Parking and outside a patio area with covered Pergola.  
**Well maintained throughout, VIEWING RECOMMENDED, NO ONWARD PROPERTY CHAIN!**

**Pegasus Court, Stafford Road, Caterham, Surrey CR3 6TD**  
**ASKING PRICE: £135,000 LEASEHOLD**



#### **KITCHEN** 7' 8" x 6' 5" (2.34m x 1.96m)

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 cupboards under. Built in electric oven and grill plus a four ring 'Induction' hob, built in fridge and freezer. Coved ceiling, tiled surrounds and vinyl flooring.

#### **BEDROOM ONE** 13' 2" x 9' 5" (4.02m x 2.86m)

*Extending to 4.90 metres (16'1" into door recess.)*  
Double glazed window to the rear, range of built in wardrobes (three double and one single wardrobe) plus a Dressing Table unit, coved ceiling and storage heater.

#### **BEDROOM TWO** 9' 11" plus door recess x 9' 4" (3.02m plus door recess x 2.84m)

Double glazed window to the side. coved ceiling and storage heater.

#### **SHOWER ROOM** 7' 1" x 6' 5" (2.17m x 1.95m)

Coved ceiling, modern white suite with fully tiled walls comprising of a walk-in Shower Cubicle with a mixer 'AKW' electric shower fitment and a fitted wall mounted folding seat, vanity wash hand basin and a low flush WC. Wall mounted vanity cabinet and warm air electric heater and towel rail.

#### **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 seating area.



#### **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 a security barrier.

#### **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.

#### **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.

#### **COMMUNAL ENTRANCE HALLWAY**

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

#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY** 9' 2" x 8' 5" (2.80m x 2.57m)

L-shaped hall with a coved ceiling, built in Cloaks Cupboard housing the electric fuse box and electric meter and shelving. Airing Cupboard with a hot water tank and shelving. Wall mounted electric heater,

##### **LIVING ROOM** 17' 5" x 11' 3" (5.31m x 3.43m)

Double glazed windows and door to a 'Juliet Balcony' to the rear. Coved ceiling, two electric storage heaters, TV point, glass panelled door to:

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



**LEASEHOLD INFORMATION**

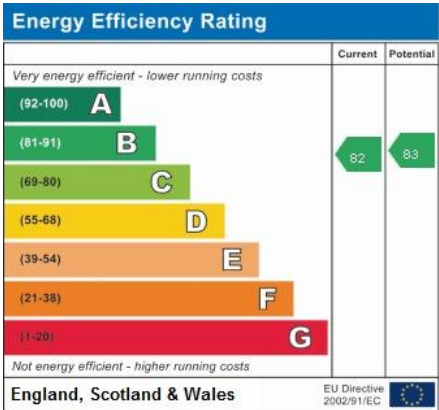
**LEASE TERM:** 125 Years from 1/7/2001  
**MAINTENANCE:** £4750.42 (inc Building Insurance)  
**GROUND RENT:** £349.00 pa

**COUNCIL TAX**

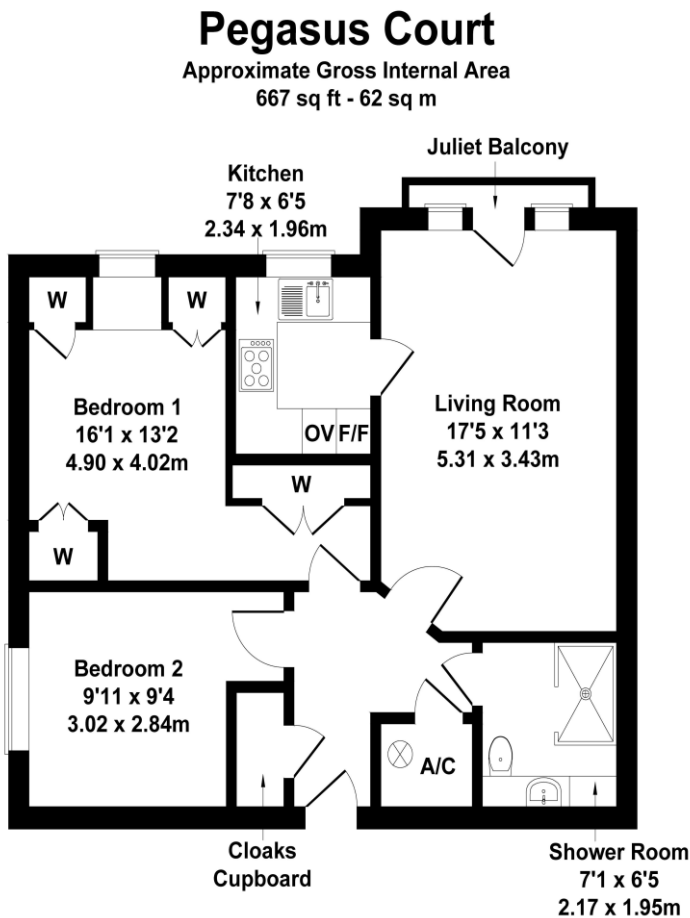
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

19/3/2024

**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



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



**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**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.

**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](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)