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LARGE ONE DOUBLE BEDROOM RETIREMENT FLAT* *19' 9" x 10' 8" (6.01m x 3.25m) LIVING ROOM* *SEPARATE KITCHEN WITH APPLIANCES* *19' 2" x 9' 2" (5.83m x 2.79m) DOUBLE BEDROOM WITH WARDROBE* *NEWLY RE-CARPETED THROUGHOUT* *CONVENIENT LOCATION FOR LOCAL SHOPS AND AMENITIES* *SMALL PETS ALLOWED (subject to approval)* *NO ONWARD CHAIN!

AN IMMACULATELY PRESENTED ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT set within a popular Development close to local shops, Doctors & Dentist Surgeries and the Library. The property has a large built in wardrobe in the Bedroom and a modern Kitchen off the large Living Room. Off the Hall there is a walk-in Storage Cupboard/Airing Cupboard. There are excellent Communal facilities with a large Lounge and well-tended Gardens. NO ONWARD CHAIN!

Hillcroft Court, Chaldon Road, Caterham, Surrey CR3 5XB
ASKING PRICE: £100,000 LEASEHOLD

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All internal photos were taken pre-tenancy when the flat was unoccupied. 6/4/2025.

DIRECTIONS
From the High Street in Caterham on the Hill proceed to the mini roundabout, turn left into Chaldon Road, the vehicle and pedestrian entrance to Hillcroft Court is the first left turning before the traffic lights.

LOCATION
Hillcroft Court is located centrally in Caterham on the Hill in Chaldon Road. Opposite in Chaldon Road and along the High Street there is a good selection of local shops including several grocery stores, a post office, chemist, hairdressers and barbers as well as a dentist and doctors' surgery. There is a regular bus service into Caterham Valley and the railway station with a service into Croydon and Central London.

DEVELOPMENT
Hillcroft Court is a well-managed Retirement Development built by McCarthy Stone. There are well maintained communal facilities which includes a large lounge with kitchen area, a Laundry, Guest Suite and a lift service to all floors. A Residential Manager visits during the week and a 24 - Hour Emergency Careline is within each flat with pull cords in each room. A well-managed and friendly Development! A RETIREMENT

FLAT IN ONE OF THE BEST RETIREMENT DEVELOPMENTS IN CATERHAM

ACCOMMODATION

ENTRANCE HALLWAY
Coved ceiling, access to a loft, door to a walk-in Storage Cupboard / Airing Cupboard 4' 3" x 2' 9" (1.30m x 0.84m) with electric meter and fuse box.

LIVING ROOM *19' 9" x 10' 8" (6.01m x 3.25m)*
Double glazed window to the front, coved ceiling, electric storage heater, fireplace and TV point. Double glass panelled doors to:

KITCHEN
Double glazed window to the front, range of 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 electric oven and a four-ring hob with an extractor fan above, the fridge and freezer will remain. Electric fan heater.

DOUBLE BEDROOM *19' 2" x 9' 2" (5.83m x 2.79m)*
Double glazed window to the front, built in wardrobes with mirror fronted concertina doors, storage heater and TV point.

BATHROOM *6' 10" x 5' 7" (2.08m x 1.69m)*
Internal with an extractor fan. A modern suite comprising of a panelled bath with separate taps and a separate shower fitment and shower screen, vanity wash hand basin and a low flush WC. Tiled surrounds, electric towel rail, shaver point and electric fan heater.

OUTSIDE

COMMUNAL GARDENS AND LOUNGE
To the rear of the block there are delightful and well-maintained Communal Gardens with a large patio and surrounding flowerbed borders. The Gardens are accessed via the Communal Lounge which is reserved for the Residents to use for Coffee & Tea, meetings and any events that are organised for the Residents.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 Years from 1/7/1998

MAINTENANCE: For year 2026 - £3,370.00 pa includes Water Rates.

GROUND RENT: £615.00 pa (reviewed in 2043)

COUNCIL TAX: BAND 'C' Tandridge Council

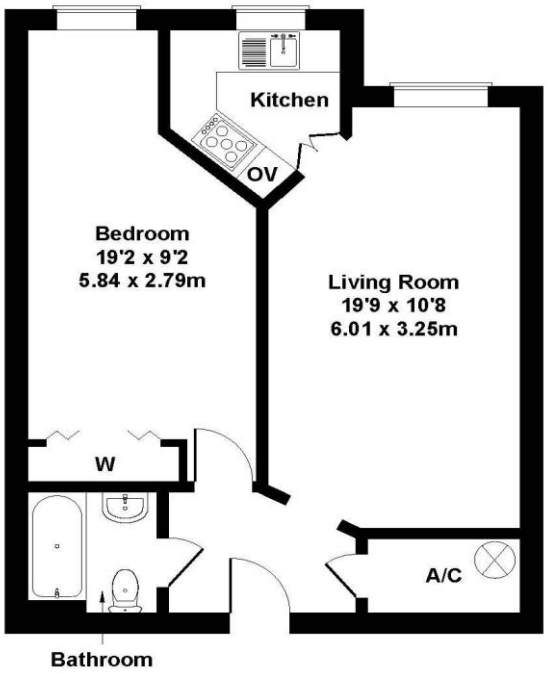
6/4/2025



FLOORPLAN

Hillcroft Court

Approximate Gross Internal Area
538 sq ft - 50 sq m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.







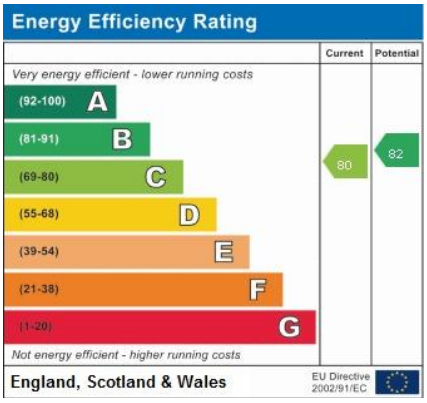








ENERGY PERFORMANCE CERTIFICATE (EPC)



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.

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