



**Valley Court
Beechwood Gardens
Caterham
Surrey
CR3**

Offers in Excess of £86,000

bettermove

Beechwood Gardens

Caterham

Bettermove are proud to present this 1 bedroom retirement property in Caterham, available with no forward chain and welcoming over 60's only.

This property benefits from double glazing and electric heating throughout, with off road parking available for residents and visitors.

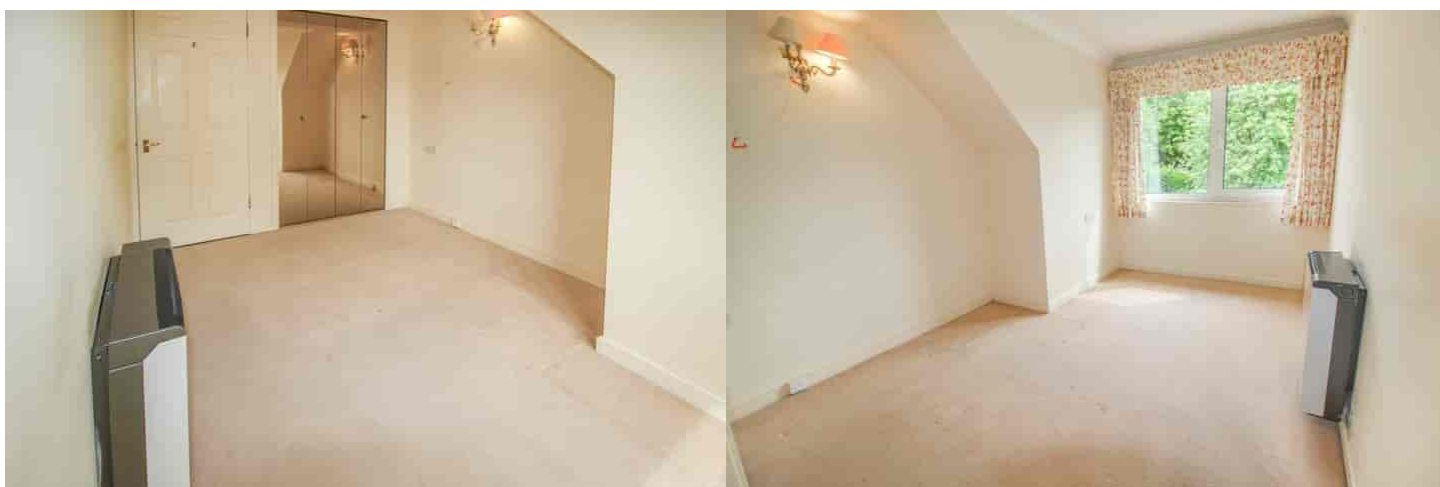
The council tax band is C.

This is a leasehold property with 88 years remaining on the lease; the ground rent is £498.32 per annum and the service charge is £2,747.96 per annum.

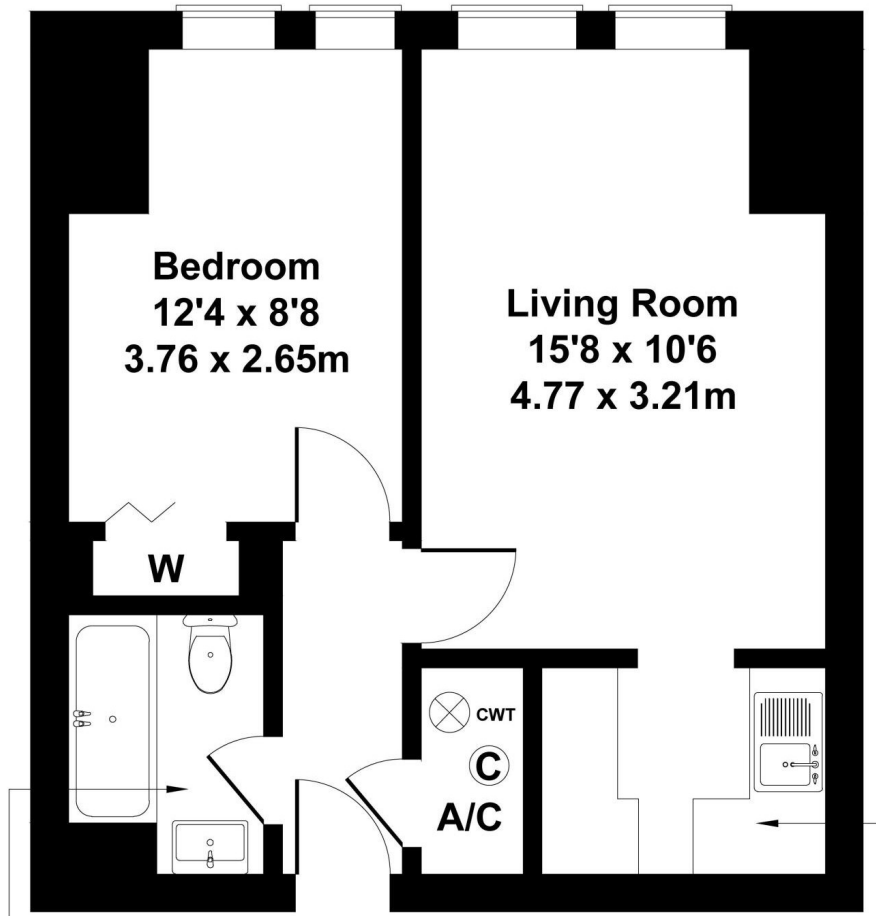
The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, double bedroom and family bathroom. All residents have access to a lift, residents lounge, laundry room and communal gardens, perfect for enjoying the summer months.

Located in the popular town of Caterham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Caterham Railway Station, a variety of local bus routes, and quick access to the M23 and M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approximate Gross Internal Area 420 sq ft - 39 sq m



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		
	73	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	68
England, Scotland & Wales		
EU Directive 2002/91/EC		



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