

20 Pegasus Court (Caterham)

Stafford Road, Caterham, Surrey, CR3 6TD



PRICE: £120,000

Lease: 125 years from 2001

Property Description:

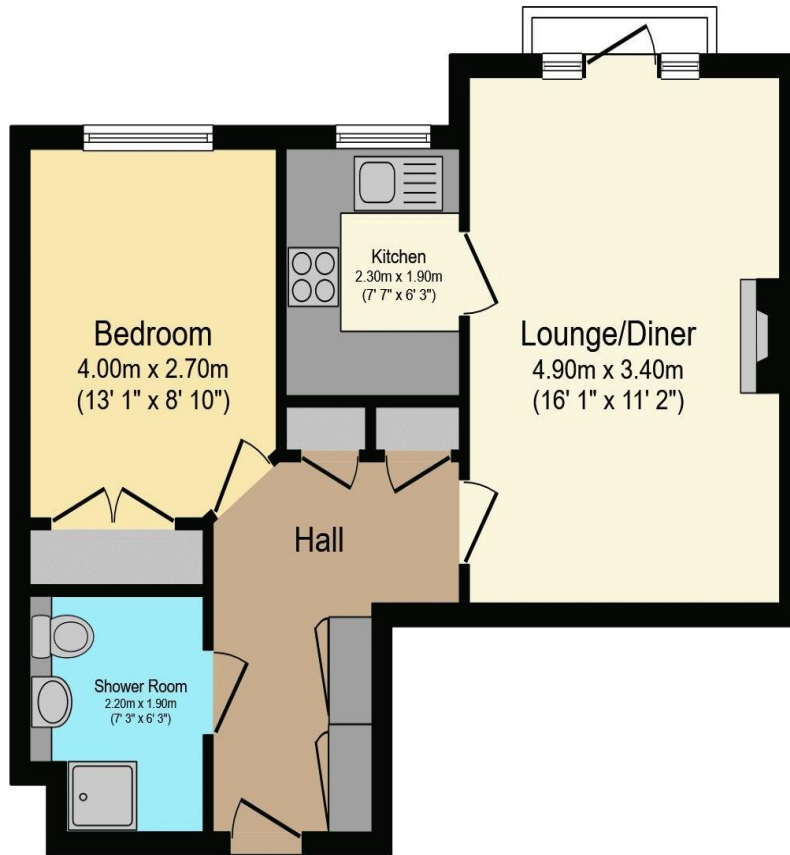
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Pegasus Court is a development of retirement apartments built by Pegasus Retirement Homes plc. The facilities at Pegasus Court include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, One or Two bedrooms (some of which have ensuite bathrooms) and bathroom. It is a condition of purchase that a single resident must be over the age of 60 years, in the event of a couple purchasing one must be over the age of 60 years and the second must be over the age of 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Owners' Lounge
- Communal Laundry
- Lift to all floors
- Video Door Entry
- Minimum Age 60
- Estate Manager
- 24 hour Emergency Appello call system
- Visitor's Suite
- Lease: 125 years from 2001



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 44.7 m² (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£299.00

Ground Rent Period Review:

Next Uplift 2027

Annual Service Charge:

£3,680.24

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.