



Flat 8, Valley Court Beechwood Gardens, Caterham, CR3 6NR

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JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to present to the market this well presented spacious two bedroom ground floor apartment, located within in Valley Court for the over 60's.

This lovely, ground floor, two bedroom apartment has lots to offer including: A large lounge, self contained kitchen including a fridge freezer, oven and electric hob, large master bedroom, a second bedroom/ optional dining room and good size shower room with a large shower unit. New carpets through out.



Being situated close to both the communal laundry and day rooms, residents parking and the water bill is included.

Five-week security deposit: £1,557.69

EPC Rating - D

Council Tax band: C - Tandridge

Parking arrangements: Residents parking/visitor bays

Furnishings: Unfurnished

Please note: Partners are welcome but must be at least 55yrs old, you will also be required to have an independent living status. There is a community care alarm for emergencies.

£1,350 Per Calendar Month



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

TENURE:
Council Tax Band:

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67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.