



Asking Price £200,000 Leasehold

2 Bedroom, Apartment - Retirement

9, Caterham Lodge 2 Stafford Road, Caterham, Surrey, CR3 6FA



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Caterham Lodge

Caterham Lodge is a delightful development of 35 one and two bedroom retirement apartments in Caterham. Designed and built to the very highest standards throughout both the apartment and shared spaces, every detail has been considered from fitting plenty of plug sockets and Illuminated Light Switches, nothing has been missed.

Caterham Lodge is located on Stafford Road and is well placed to take advantage of all the shopping and leisure facilities that the town has to offer. There is a variety of restaurants and coffee shops and a plethora of transport links.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Caterham Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Caterham Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Caterham Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

**\*\*TWO BEDROOM RETIREMENT APARTMENT WITH TWO JULIET BALCONIES\*\***

Welcome to Caterham Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom ground floor apartment. The property offers spacious accommodation and is conveniently located near the stairs for easy access.

The Kitchen is accessed via the Living Room with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window provides light and ventilation.

The Living Room offers ample space for living and dining room furniture. A french door opens to a Juliet Balcony with views.

Bedroom one is a good size double with two built in wardrobes. There is plenty of space for additional furniture if required. This bedroom benefits from a Juliet Balcony and the large window keeps this lovely bedroom bright and light.

Bedroom two is another good size room which could be used as a separate dining space, study or hobby room.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath and cabinet above.

A separate WC is located near the Living Room off the Hallway and offers a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Caterham Lodge!



# Features

- Large two bedroom ground floor apartment with two Juliet Balconies
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Use of two patio areas and communal gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.





# Key Information

Service Charge: (Year ending 31st May 2025):  
£4,979.12 per annum.

Ground Rent: £789.58 per annum. To be reviewed  
1st February 2029.

Council Tax: Band E

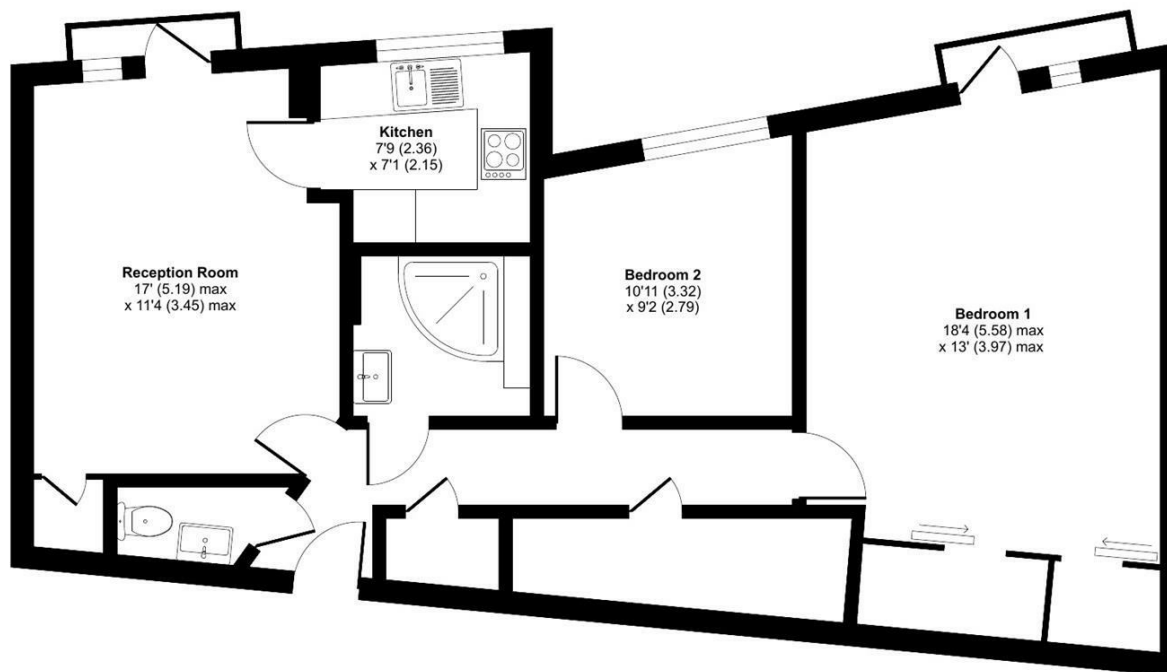
125 year Lease commencing May 2015

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.


Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, Air Source Heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 767 sq ft / 71.2 sq m  
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1236169

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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