



**Price**

**£55,000**

**Leasehold**

1x  1x  1x 

**Valley Court,  
Beechwood Gardens,  
Caterham, Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Residents lounge, communal laundry and guest suite
- 24 hour emergency call system
- Well maintained communal gardens and parking
- Short distance from local shops and on a bus route
- No onward chain

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge: 17'0 x 10'0 (5.19m x 3.05m)

Kitchen : 7'0 x 5'0 (2.14m x 1.53m)

Bathroom: 6'0 x 5'0 (1.83m x 1.53m)

### OUTSIDE

Communal Gardens

## Second Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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