



Asking Price £165,000 Leasehold

2 Bedroom, Apartment - Retirement

20, Caterham Lodge 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 FIRST FLOOR RETIREMENT APARTMENT WITH TWO JULIET BALCONIES\*\***

Welcome to Caterham Lodge! Churchill Sales & Lettings are delighted to be marketing this wonderful two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround as well as a built-in storage cupboard with shelving. A French door opens to a Juliet balcony and a further door leads through to the Kitchen.

The Kitchen offers 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 ceramic hob, Bosch slimline dishwasher, fridge and freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe. A French door opens to a Juliet Balcony providing views and natural light.

Bedroom Two is another good-sized room that could also be used as a separate Living Room, Study or Hobby Room.

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

A separate WC is located off the Hallway and offers a heated towel rail, WC, wash hand basin with mirrored cabinet.

Perfectly complementing this wonderful apartment and located in the Hallway is a useful storage cupboard with a power point and shelving as well as an airing cupboard with additional shelving.

This apartment simply must be viewed!



# Features

- Two bedroom first floor apartment with 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 and laundry room with washing machines and tumble driers, usage included in the management fees
- Great location close to the town centre & excellent transport links
- Mobility Scooter store with charging points
- 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
- Lift to all floors



# Key Information

Service Charge: (Year ending 31st May 2027): £5566.01 per annum.

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale

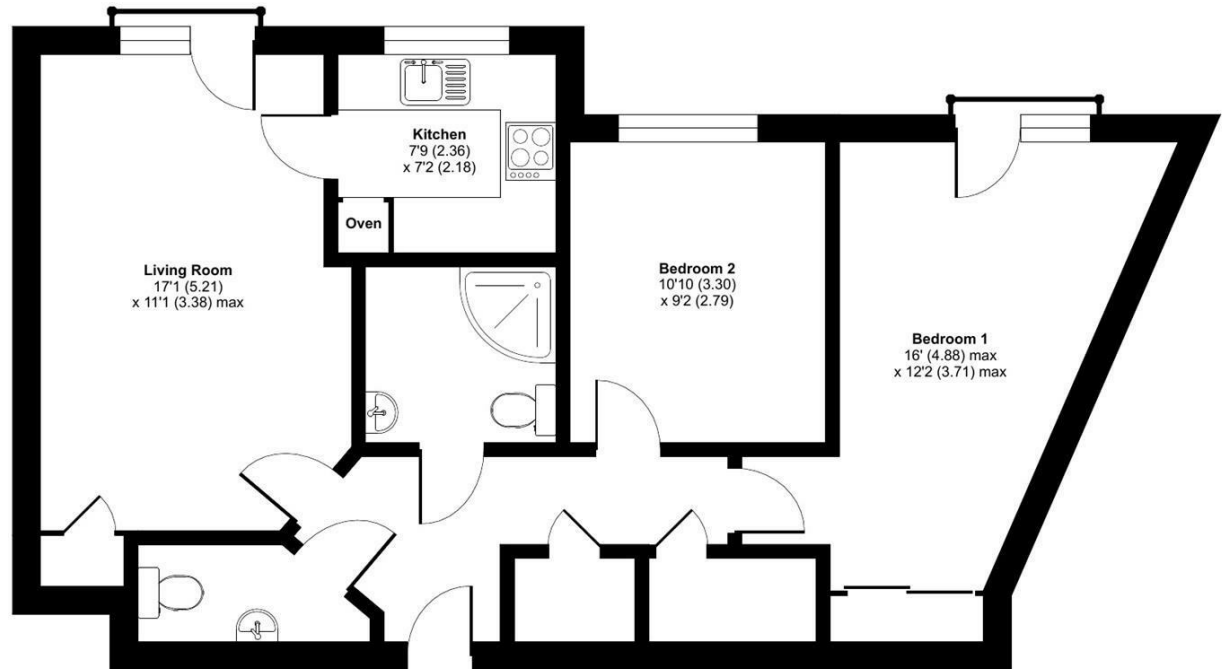
Ground Rent: £789.58 per annum. To be reviewed 1st February 2029.

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.



EPC Rating: C

 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: 1299154

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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