

STONE



*Godstone Road CR3*

£175,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Located within the Well Farm Heights development on Godstone Road in Whyteleafe, a contemporary first-floor flat in Bradwell Court is now available for discerning buyers in search of style and convenience. This modern residence offers practicality and functionality in a well-lit, open-plan layout.

Upon entering through the pink front door, residents are welcomed by a spacious entrance that leads into the bright living space. Natural light floods in through large windows and a private balcony, creating an airy atmosphere. The kitchen features sleek design and integrated appliances, blending practicality with aesthetic appeal. Adjacent to the kitchen, a designated dining area provides space for gatherings and entertainment.

The decor throughout the flat is characterised by neutral tones, enhancing the sense of space and tranquility. Each detail has been carefully chosen to elevate the overall ambiance. The bathroom offers a large space, with a bath and shower. The double bedroom, located opposite the bathroom, provides a peaceful retreat with built-in wardrobes for storage.

This modern flat offers a harmonious blend of contemporary living and convenience, making it an attractive option for urban dwellers seeking a comfortable lifestyle.

Bradwell Court forms part of the Well Farm Heights Development located just off Godstone Road, in Whyteleaf. This contemporary development offers convenience and comfort, located on the first floor of the purpose-built Bradwell Court, presents an inviting blend of modernity and functionality, promising a lifestyle of comfort and ease.

Residents benefit from a designated parking space, as well as generous visitor spaces. In the Spring, the development is peppered with green trees, and the views of the hills beyond the main road are verdant.





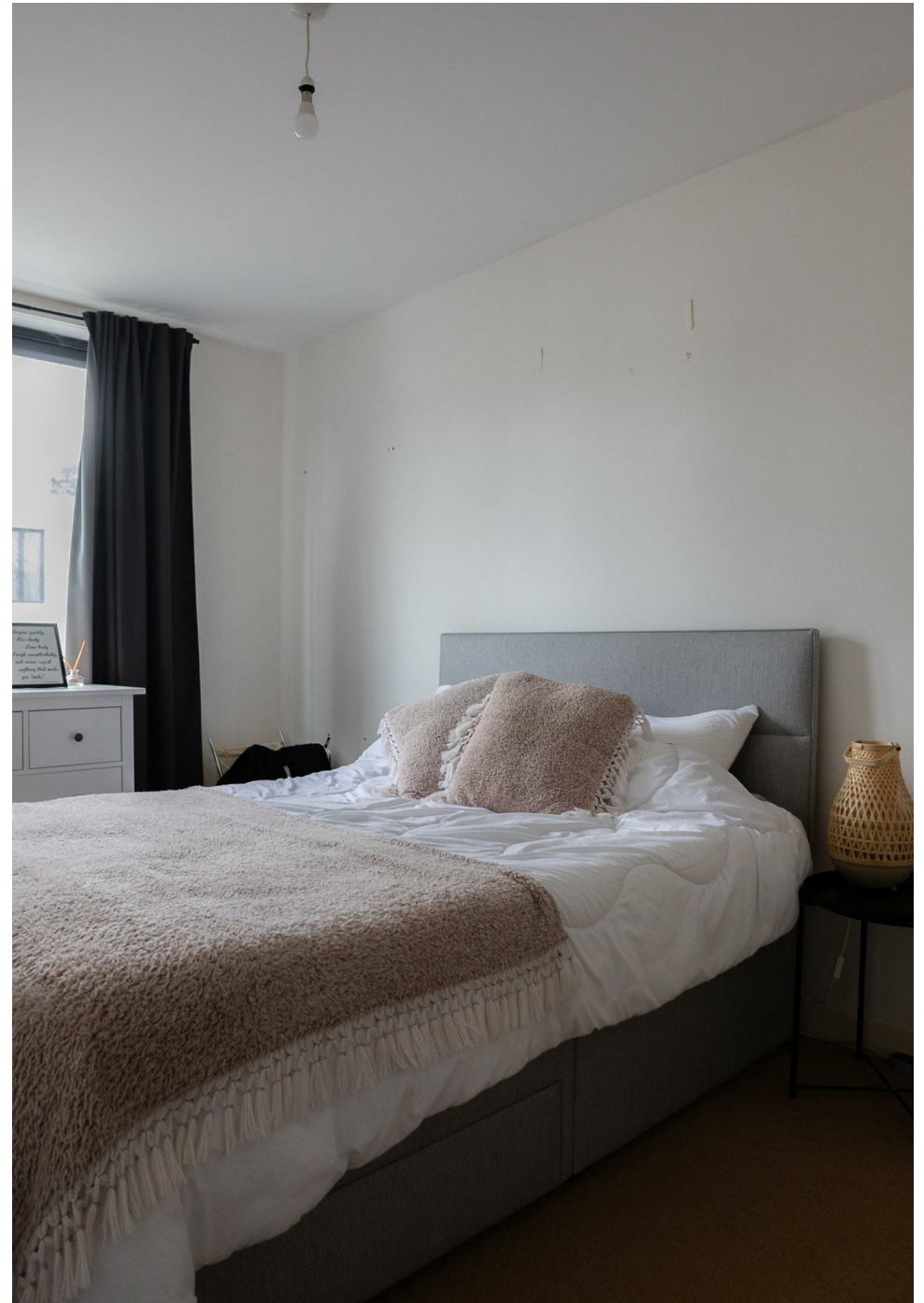




Godstone Road benefits from excellent transport links, making it ideal for commuters and those seeking easy access to nearby towns and cities. The neighbouring Whyteleafe train station provides regular services to London and other destinations.

Nestled within the picturesque Surrey Hills Area of Outstanding Natural Beauty, Godstone Road enjoys a backdrop of rolling hills, lush greenery, and scenic vistas.

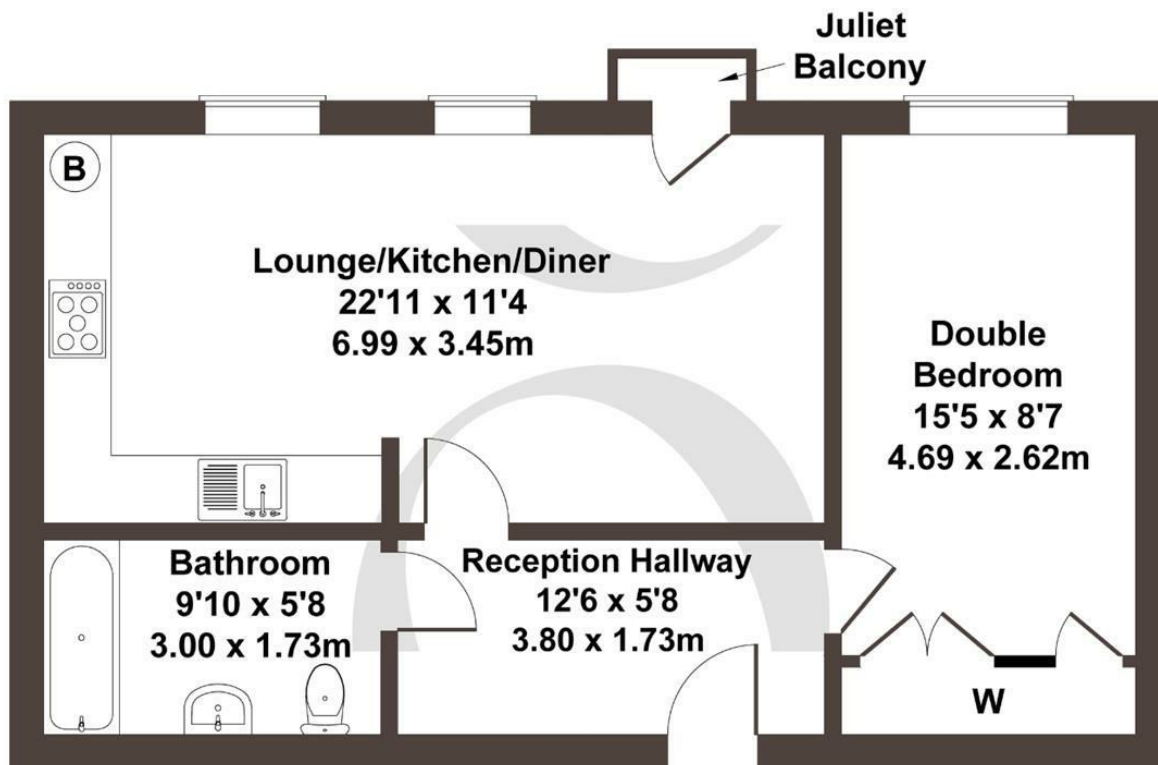
In terms of amenities, residents of Godstone Road are spoiled for choice. The nearby town centre of Whyteleafe offers a range of shops, cafes, restaurants, and local services; For those seeking a wider variety of shopping and entertainment options, the bustling town centres of Caterham and Oxted are just a short drive away.











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Approximate gross internal area  
557 sq ft | 52 sq m

## The Details

- Currently rented at £1000 pcm.
- Chain free property
- Gross Yield of 6.86% (Without running costs)
- Net Yield of 5.62% (With running costs)
- Designated parking space and plenty of visitor parking
- Perfectly situated for commuters, with a neighbouring train line, excellent road and bus links.
- New lease to be provided
- Service charge and ground rent £180 ppm

Size  
Approx 557.00 sqft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
C



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