



Escomb Court Godstone Road, WHYTELEAFE CR3 0GH

welcome to

Escomb Court Godstone Road, WHYTELEAFE

A spacious ground floor purpose-built one bedroom flat, ideally situated in the heart of Whyteleafe. This modern property boasts a large open plan reception area with a fully fitted kitchen, a contemporary bathroom, and a generously sized double bedroom with fitted wardrobes. The flat also features patio doors leading to a private outdoor patio, offering a perfect space for relaxation. Additional benefits include an allocated parking space for convenience. The flat is designed for adapted living provide wide doorways and large hallway.

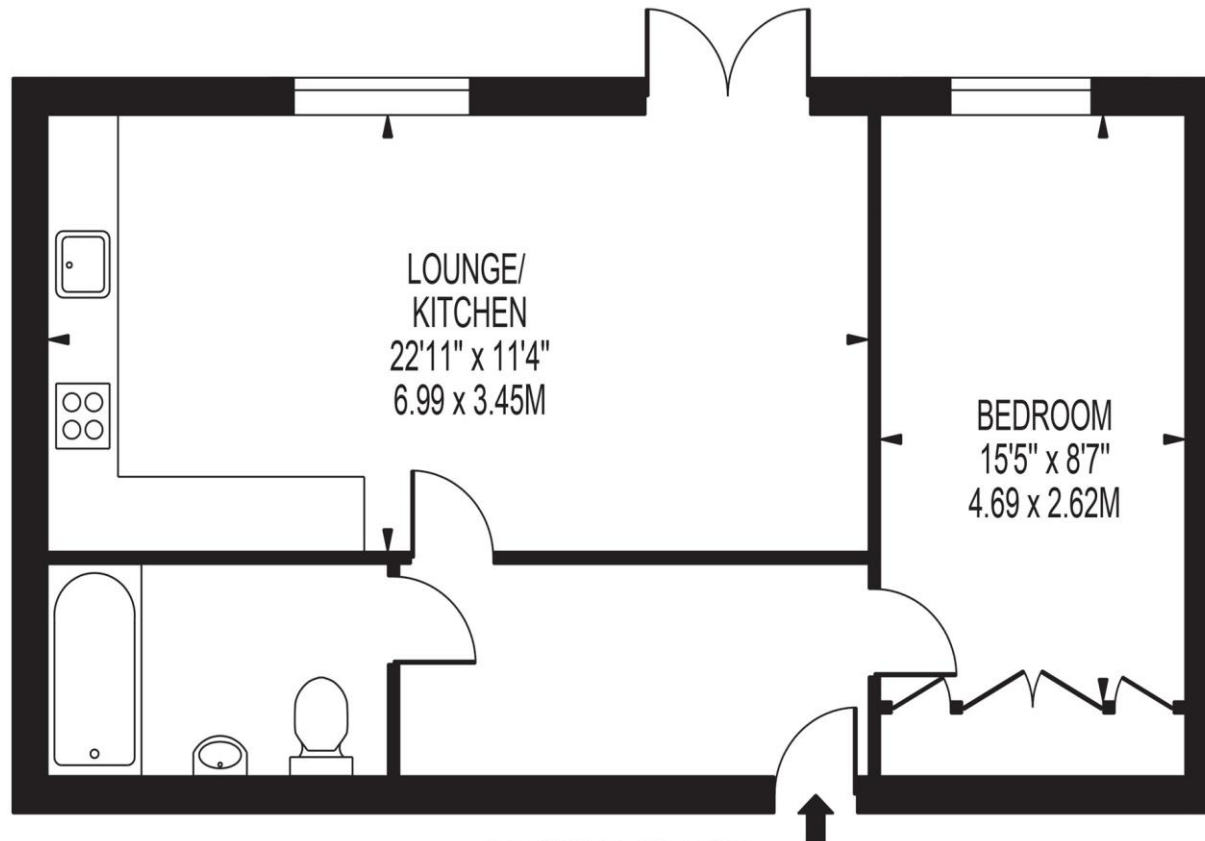
Escomb Court is located on Godstone Road and is conveniently located for Whyteleafe South Station which provides fantastic direct links into London. There are a number of local amenities nearby such as a Tesco Express, Whyteleafe Post Office, Salisbury's Fish Bar and a short drive or bus ride away in Caterham you have Waitrose, Morrison's and Church Walk with an array of convenience stores and restaurants. The property is surrounded by greenery with Kenley Common, Whyteleafe Recreation Ground, Farthing Downs, Surrey National Golf Club and for schools you have Whyteleafe School, Warlingham School, Marden Lodge Primary School, De Stafford School and Sunnydown School to name a few.

Call Barnard Marcus now to book in your viewing.



ESCOMBE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 553 SQ FT - 51.41 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- One Double Bedrooms
- Spacious Open Plan Kitchen/Reception Room
- Fitted Kitchen
- Modern Bathroom
- Private Patio Area

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1938.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 106 years from 20 Sep 2024.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107026



Property Ref:
SAN107026 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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