



**Escomb Court Godstone Road, Whyteleafe CR3 0GH**



**welcome to**

## **Escomb Court Godstone Road, Whyteleafe**

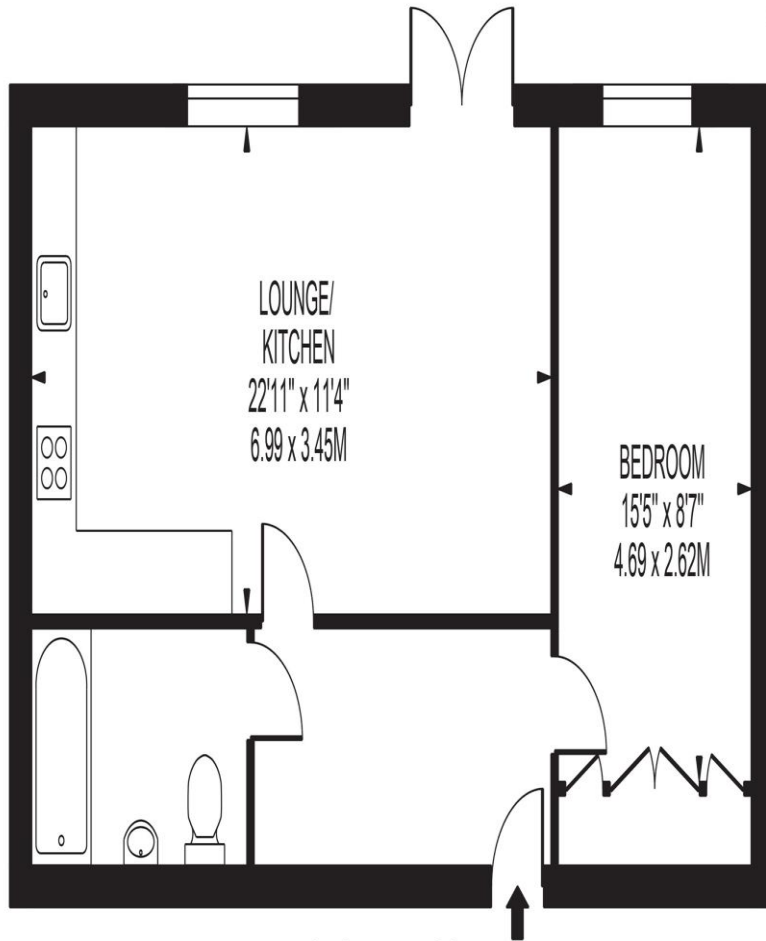
A spacious ground floor purpose-built one bedroom flat, ideally situated in the heart of Whyteleafe. This modern property boasts a large open plan reception area with a fully fitted kitchen, a contemporary bathroom, and a generously sized double bedroom with fitted wardrobes. The flat also features patio 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.



# 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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## **Escomb Court Godstone Road, Whyteleafe**

- Shared Ownership (55% Share)
- One Double Bedroom
- Spacious Open Plan Reception Room
- Fitted Kitchen
- Modern Bathroom

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.

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107174](https://barnardmarcus.co.uk/Property/SAN107174)



Property Ref:  
SAN107174 - 0010

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