



**\*ONE DOUBLE BEDROOM, GROUND FLOOR FLAT\* \*OPEN PLANNED KITCHEN / LIVING ROOM BUILT IN WARDROBES AND AIRING CUPBOARD TO THE BEDROOM\***

**\*LARGE ENTRANCE HALLWAY, GAS CENTRAL HEATING\* \*ALLOCATED PARKING BAY & VISITOR PARKING\***

**\*NO GROUND RENT OR RENT PAYABLE, 75% SHARED OWNERSHIP (STAIRCASING AVAILABLE)\***

**75% SHARED OWNERSHIP LEASE, NO RENT PAYABLE! A GROUND FLOOR ONE DOUBLE BEDROOM purpose built flat ideally located within a quarter of a mile of three railway stations with services into London, Zone 6. The Kitchen has an Electric Oven and a four ring Gas Hob with extractor and a Washing Machine! There are double french doors leading to the rear and the double bedroom has two built in wardrobes. VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

**4 Escombe Court Godstone Road Whyteleafe CR3 0GH**  
**75% Shared Ownership £150,000 Leasehold**



### CONDITIONS TO PURCHASE

To meet general shared ownership/shared equity criteria if the applicant owns another property they wouldn't be able to complete on a property until the other property/properties are sold. If you are selling a property to purchase then the transactions can proceed simultaneously. Applicants will need to make contact with our vendor's (Housing Association) Financial Advisors Maxim Financial Solutions, to have their affordability assessed to ensure they meet shared ownership affordability criteria. As the property is deemed to be in London then the applicant can't own over £90,000 pa.

### DIRECTIONS

From the roundabout in Caterham Valley proceed along Croydon Road to the large roundabout at the A22, take the second exit along the Godstone Road (A22). At the second right hand filter turn right into the development called Well Farm Heights, Escombe Court is the first block on the left hand side beyond the security barrier.

### LOCATION

The flat is ideally located for local amenities, railway stations and access to the M25 motorway at nearby Godstone. Whyteleafe and Caterham are the closest town centres for shopping as well as a wide choice of restaurants, pubs and other local businesses. There is a choice of three railway stations in Whyteleafe with services into Croydon and Central London, so an ideal location for the commuter into Croydon, Central London and the south coast from Upper Warlingham Station. The area also has many wide open spaces being close to protected countryside within the greenbelt, woodland and park land. There is a Sports Centre in Caterham at de Stafford School and several Golf Courses in nearby Woldingham and Chaldon.

### ACCOMMODATION

#### ENTRANCE HALLWAY 12' 9" x 5' 8" (3.89m x 1.72m)

Radiator, security entry phone, central heating thermostat, electric fuse box.

#### KITCHEN / LIVING ROOM 22' 10" x 11' 4" (6.96m x 3.45m)

Kitchen: - Double glazed window to rear, range of modern wall and base units with matching worktops. One and a half stainless steel sink unit with mixer tap and cupboard under, slimline dishwasher (to remain), space and plumbing for washing machine (to remain), space for a fridge freezer. Wall mounted Worcester gas central heating combi boiler situated inside a wall cupboard, vinyl flooring and tiled surrounds. Living Room: - Double glazed window and double glazed French doors to rear. TV point, telephone point, 2 x ceiling light fittings.

#### BEDROOM 15' 4" x 8' 7" (4.68m x 2.61m)

Double glazed window to rear, built in airing cupboard with shelving, built in double wardrobe and single wardrobe, radiator, TV point and telephone point.

#### BATHROOM 8' 3" x 5' 8" (2.52m x 1.73m)

White suite comprising panelled bath with mixer tap shower fitting, pedestal wash hand basin and low flush WC, tiled surrounds, radiator/heated towel rail, wall cabinet, vinyl flooring, extractor fan.

### OUTSIDE

There is an allocated parking bay No.31

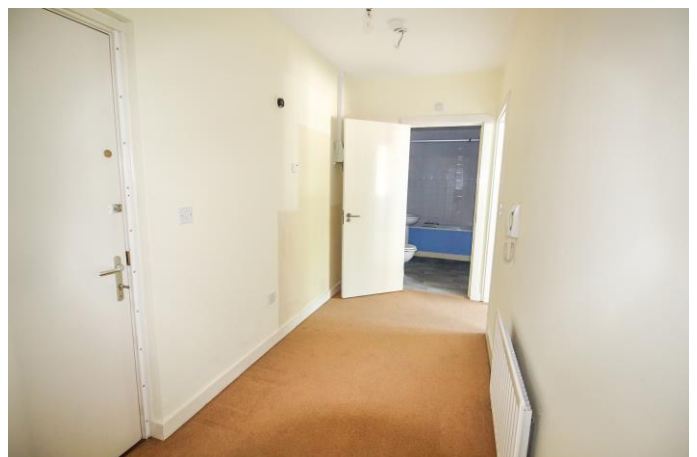
### LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 99 years from 25/12/2005 **The lease can be extended back to 99 years upon completion - the lease extension will be 'Free of Charge', Please note all other Solicitor costs are payable by the buyer which equate to: £850.00 + VAT**

**SERVICE CHARGE:** £196.48pcm inclusive of contribution to a sinking fund and building insurance, wef April 2023.

**GROUND RENT:** Nil NO RENT PAYABLE ON THE REMAINING 25%

**COUNCIL TAX:** Council Tax: Tandridge Council BAND: C (2023 / 2024 - £2,001.15 pa)



# FLOORPLAN

## Escombe Court

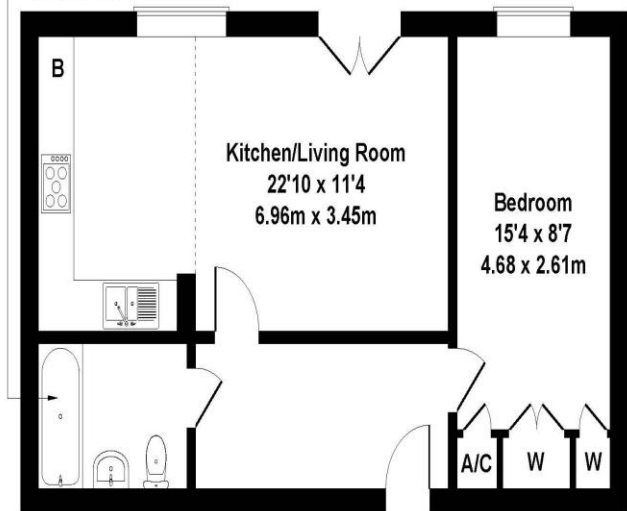
Approximate Gross Internal Area

560 sq ft - 52 sq m

Bathroom

8'3 x 5'8

2.52 x 1.72m

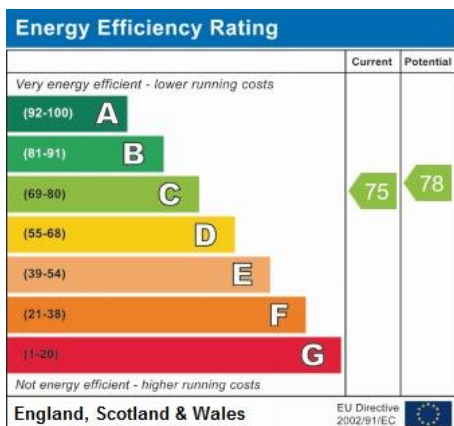


### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



### ENERGY PERFORMANCE CERTIFICATE (EPC)



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#### **DATA PROTECTION ACT 1998**

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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