



OPEN PLAN KITCHEN/LOUNGE MEASURING 23' 3" x 11' 5" (7.09m x 3.49m)
PATIO DOOR WITH JULIET BALCONY* *DOUBLE GLAZING & GAS CENTRAL HEATING
NO ONWARD CHAIN* *IDEAL FIRST TIME PURCHASE* *THREE STATIONS NEARBY

75% SHARED EQUITY PURCHASE, NO RENT PAYABLE 2nd floor 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. There are double glazed patio doors with Juliet balcony, one bedroom with built in wardrobes.VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

Barton Court, Godstone Road, Whyteleafe, Surrey CR3 0GQ
ASKING PRICE: £150,000 LEASEHOLD



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, see siteplan for block location.

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 & Chaldon.

ACCOMMODATION

COMMUNAL HALLWAY

Communal doorway with security entryphone access, stairs & lift to all floors. The flat can be located on the second floor, on exiting the lift proceed turn left through the doors where number 23 can be found.

HALLWAY

Wooden front door with spyhole leading to hallway. Doors to all rooms, radiator, fusebox, smoke detector, thermostat, entryphone, power points.

OPEN PLAN KITCHEN/LOUNGE 23' 3" x 11' 5" (7.09m x 3.49m)

LOUNGE: Double glazed patio doors with a Juliet balcony, double radiator, power points, telephone point, TV point.

KITCHEN: Double glazed window, wall & base units

with work surfaces incorporating a single bowl stainless steel sink unit with mixer tap, integrated fridge freezer, washing machine, 'Worcester Bosch' boiler, strip lighting, vinyl floor covering, carbon monoxide detector.

BEDROOM ONE 15' 5" x 8' 4" (4.71m x 2.53m)

Double glazed window, radiator, double wardrobe & single wardrobe comprising hanging and shelving, airing cupboard with shelving, power points, telephone point, TV point.

BATHROOM 8' 5" x 5' 9" (2.56m x 1.75m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin, concealed low flush WC, extractor fan, vinyl flooring.

OUTSIDE

There is one allocated parking space, bay number 122

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 27/07/2007 **The lease can be extended back to 99 years upon completion. the lease extension will be 'Free of Charge', but all other Solicitor costs are payable by the buyer which equate to: £850.00 + VAT Please note there is also an equitable charge fee payable to A2 which equates to £600 + VAT**
SERVICE CHARGE: £188.69 per calendar month inclusive of contribution to a sinking fund and building insurance, wef April 2023.

GROUND RENT: Nil

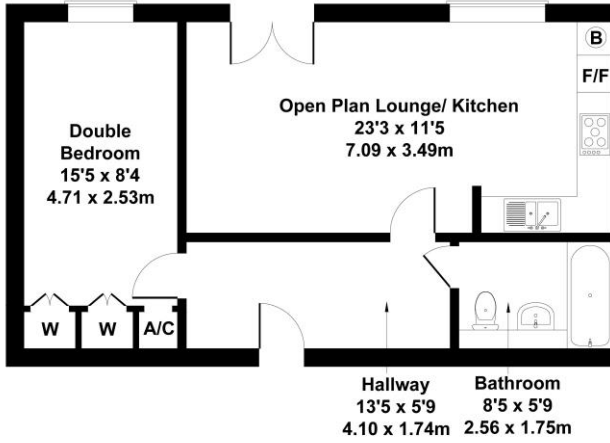
NO RENT PAYABLE ON REMAINING 25% SHARE
COUNCIL TAX: Please refer to Tandridge Council for current figures:
<https://www.tandridge.gov.uk/Council-tax>



FLOORPLAN

23 Barton Court

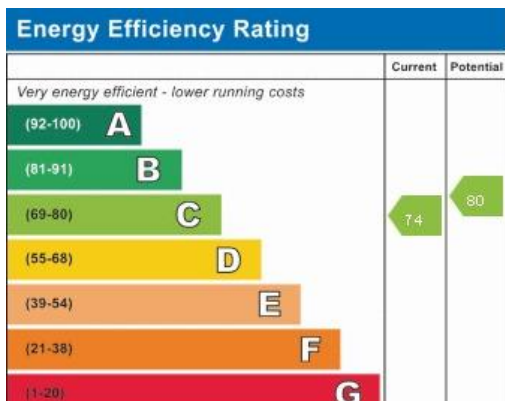
Approximate Gross Internal Area
570 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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