



75% SHARED EQUITY* *TWO BEDROOMS

OPEN PLAN KITCHEN/LOUNGE 26' 5" x 13' 0" (8.04m x 3.96m narrowing to 3.16m)

DOUBLE GLAZED* *GAS CENTRAL HEATING* *ALLOCATED PARKING SPACE

75% SHARED EQUITY- NO RENT PAYABLE. A GROUND FLOOR TWO 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. There are double glazed patio doors, two bedrooms with built in wardrobes. VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

Ethelred Court Godstone Road Whyteleafe CR3 0GB
ASKING PRICE: £183,750 75% SHARED EQUITY



KITCHEN: Double glazed window, wall and base units with matching work surfaces incorporating single bowl stainless steel sink unit with mixer tap, four ring gas hob with extractor fan, space for washing machine, space for fridge freezer, spotlights, tiled flooring.

BEDROOM ONE 15' 1" x 8' 10" (4.61m x 2.69m)
Double glazed window, double wardrobe with hanging and shelving, radiator, power points, telephone point, central light pendant.

BEDROOM TWO 11' 5" x 8' 6" (3.48m x 2.59m)
Double glazed window, radiator, double wardrobe with hanging and shelving, power point, telephone point, central light pendant.

BATHROOM 7' 10" x 5' 9" (2.40m x 1.74m)
White suite comprising a panelled bath with shower fitment and mixer tap, pedestal hand wash basin with mixer tap, shaver point with light, concealed low flush WC, corner shelf unit, ladder towel rail, spotlights, tiled flooring.

OUTSIDE
There is one allocated parking space, bay number 48.

LEASEHOLD INFORMATION & COUNCIL TAX
LEASE TERM: 99 years from 31/03/2009 **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: £243.12 per calendar month 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 (2024/2025 - £2,094.05 pa)
22/4/2023



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.

HALLWAY 9' 5" x 7' 1" (2.88m x 2.16m)

Wooden front door with spyhole leading into a spacious hallway. Doors to all rooms, fusebox, smoke detector, central light, radiator, power point, telephone point, thermostat, entryphone,

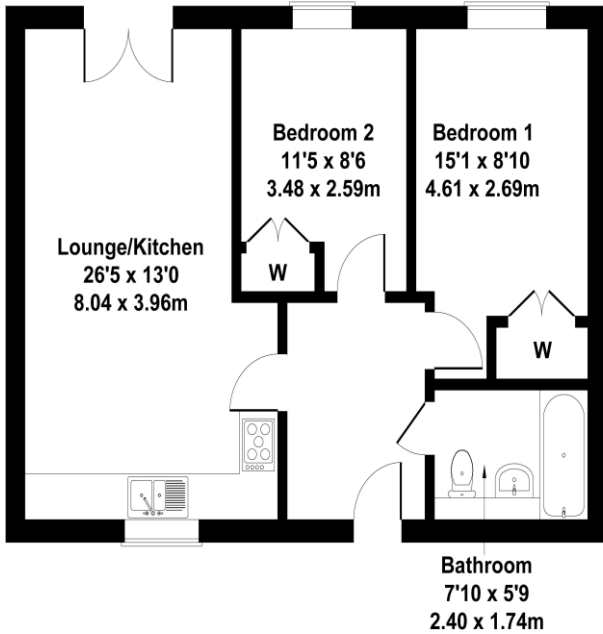
OPEN PLAN KITCHEN/LOUNGE 26' 5" x 13' 0" (8.04m x 3.96m narrowing to 3.16)

LOUNGE: Double glazed patio doors, double radiator, power points, telephone point, TV point, two light fittings.

FLOORPLAN

5, Ethelred Court

Approximate Gross Internal Area
614 sq ft - 57 sq m



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



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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