



**\*55% SHARED OWNERSHIP (Staircasing Available)\* \*TWO BEDROOMS\***  
**\*OPEN PLAN KITCHEN/LOUNGE 21' 0" x 15' 5" (6.41m x 4.70m narrowing to 3.71m)\***  
**\*DOUBLE GLAZING & GAS CENTRAL HEATING\* \*ALLOCATED PARKING SPACE\***

**55% SHARED OWNERSHIP LEASE** with rent payable on the remaining 45% 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 is one allocated parking space. **VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

**Ethelred Court, Godstone Road, Whyteleafe, Surrey CR3 0GB**  
**ASKING PRICE: £132,000 55% SHARED OWNERSHIP**



### 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 and Chaldon.

### DESCRIPTION

No. 4 Ethelred Court is a two bedroom purpose built flat with parking for one vehicle. The property is offered for sale with 45% shared ownership, rent payable on the remaining 55% & staircasing available, this gives you the option to be able to purchase the remaining share at a later stage.

### ACCOMMODATION

#### COMMUNAL HALLWAY

Communal doorway with security entryphone access, stairs & lift to all floors.

**OPEN PLAN KITCHEN/LOUNGE** 21' 0" x 15' 5"  
(6.41m x 4.70m narrowing to 3.71m)

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

fixtures. **KITCHEN:** Double glazed window, wall and base units with matching work surfaces incorporating a single bowl stainless steel sink unit with mixer tap, electric oven/grill, four ring gas hob with extractor fan above, space for washing machine, space for fridge/freezer, 'Ideal' combination condensing boiler, vinyl flooring, spotlights.

#### HALLWAY

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

**BEDROOM ONE** 15' 1" x 8' 9" (4.61m x 2.67m)

Double glazed window, double wardrobe with hanging and shelving, radiator, power points, TV point, central light pendant

**BEDROOM TWO** 11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window, double wardrobe with hanging and shelving, radiator, power points, telephone point, TV point, central light pendant.

**BATHROOM** 7' 10" x 5' 9" (2.40m x 1.74m)

White suite comprising panelled bath with shower fitment & mixer tap, glass shower screen, pedestal wash hand basin with mixer tap, concealed low flush W.C. shaver point with light, extractor fan, radiator, vinyl flooring, spotlights.

#### OUTSIDE

There is one allocated parking space, bay number 49

#### LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 99 years from 25/02/2005 **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:** £243.12 per calendar month inclusive of contribution to a sinking fund and building insurance, wef April 2023.

**GROUND RENT:** None

**RENT PAYABLE ON THE REMAINING 45%** £140.74 per calendar month.

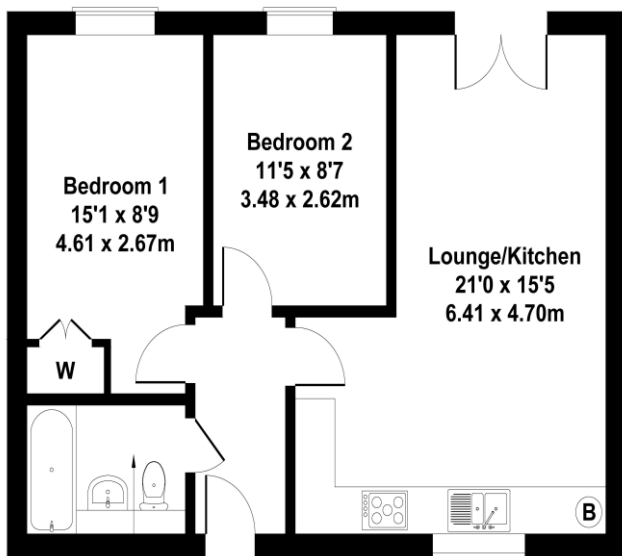
**COUNCIL TAX:** Council Tax: Please refer to Tandridge Council for current figures:

<https://www.tandridge.gov.uk/Council-tax>

**FLOORPLAN**

**4 Ethelred Court**

Approximate Gross Internal Area  
603 sq ft - 56 sq m



**Bathroom**  
7'10 x 5'9  
2.40 x 1.74m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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