



***OPEN PLAN KITCHEN/LOUNGE* *D/G PATIO DOORS TO LOUNGE WITH JULIET BALCONY*
TWO BEDROOMS BOTH WITH WARDROBES
CONVENIENT LOCATION *ENTRYPHONE ACCESS* *ALLOCATED PARKING***

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. Two bedrooms both with built in wardrobes. **VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

Cuthbert Court, Godstone Road, Whyteleafe, Surrey CR3 0GD
ASKING PRICE: £240,000 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. As you exit the lift turn left & left again where you will find flat number 12.

HALLWAY

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

OPEN PLAN KITCHEN/LOUNGE 21' 2" x 15' 10" (6.46m x 4.82m) *maximum measurments*

LOUNGE: Patio doors with Juliet Balcony, double radiator, power points, telephone point, TV point, wood effect flooring.

KITCHEN: Double glazed window, wall & base units with work surfaces incorporating a single bowl stainless steel sink unit with mixer tap, integrated fridge freezer, 'Worcester Bosch' boiler, strip lighting, carbon monoxide detector, wood effect flooring.

BEDROOM ONE 15' 2" x 8' 9" (4.63m x 2.66m)

Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point, TV point.

BEDROOM TWO 11' 6" x 9' 0" (3.50m x 2.75m)

Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point.

BATHROOM 7' 10" x 5' 8" (2.38m x 1.73m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin with vanity shelf over & cupboard under, concealed low flush WC, ladder towel rail over, extractor fan, tiled flooring.

OUTSIDE

There is allocated parking for one vehicle, bay number 106

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 24/11/2006 **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: £198.03 per calendar month inclusive of contribution to a sinking fund and building insurance, wef April 2023.

GROUND RENT: Nil

COUNCIL TAX: Council Tax: Tandridge Council BAND: C (2024/2025 - £2,094.05 pa)

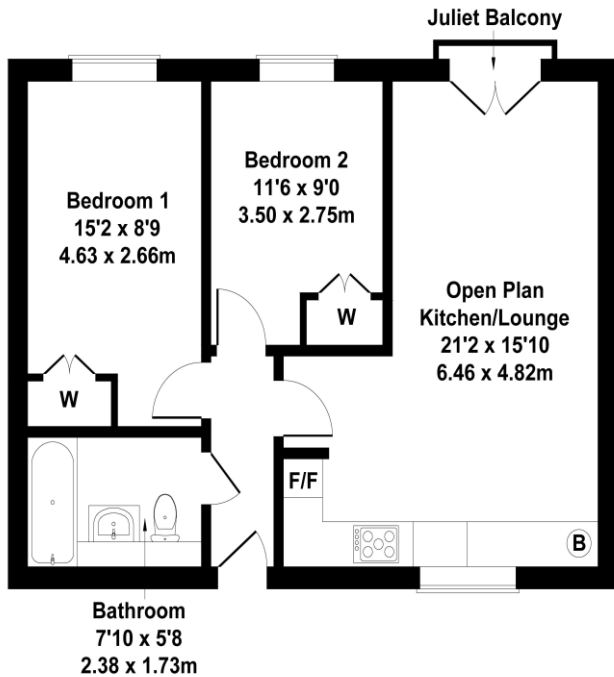
10/5/2023



FLOORPLAN

12 Cuthbert 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		
(69-80)	C	73	76
(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

DATA PROTECTION ACT 1998

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