



***75% SHARED EQUITY PURCHASE- NO RENT PAYABLE* *DOUBLE BEDROOM WITH WARDROBES*
 OPEN PLAN KITCHEN/LOUNGE 22' 10" x 11' 3" (6.95m x 3.44m) *DOUBLE GLAZING & GAS CENTRAL HEATING
 *NO ONWARD CHAIN ALLOCATED PARKING & VISITOR PARKING***

75% SHARED EQUITY PURCHASE, NO RENT PAYABLE. A GROUND FLOOR ONE 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, one bedroom with built in wardrobes.

VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

**Barton Court, Well Farm Heights, Godstone Road, Whyteleafe CR3 0GQ
 ASKING PRICE: Shared Equity £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.

ACCOMMODATION

COMMUNAL HALLWAY

Communal doorway with security entryphone access, stairs & lift to all floors. The flat can be located on the ground floor, on entering the block, turn right just before the lift and number 7 can be found through the next door on the right.

HALLWAY 13' 1" x 5' 10" (4.0m x 1.78m)

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

OPEN PLAN LOUNGE/KITCHEN 22' 10" x 11' 3" (6.95m x 3.44m)

LOUNGE: Double glazed patio doors, 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, 'Worcester Bosch' boiler, spotlights, carbon monoxide detector, vinyl floor covering.

BEDROOM ONE 15' 5" x 8' 9" (4.70m x 2.66m)

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

BATHROOM 8' 4" x 5' 10" (2.55m x 1.78m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin, concealed low flush WC, radiator with towel rail over, mirrored wall unit, shaver point & light, extractor fan, wood effect flooring.

OUTSIDE

There is one allocated parking space, bay number 138

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 16/02/2007 **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 THE REMAINING 25%

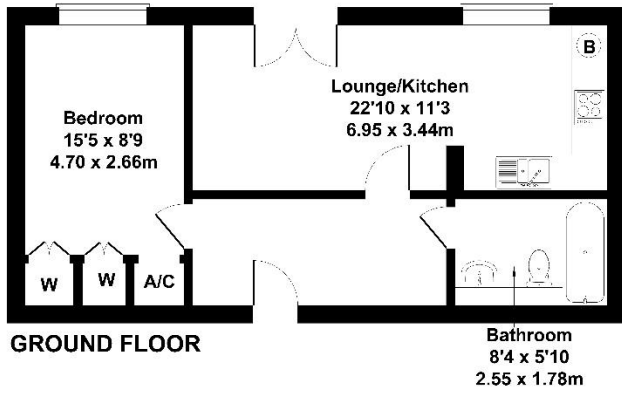
COUNCIL TAX: Please refer to Tandridge Council for current figures:
<https://www.tandridge.gov.uk/Council-tax>



FLOORPLAN

Barton Court

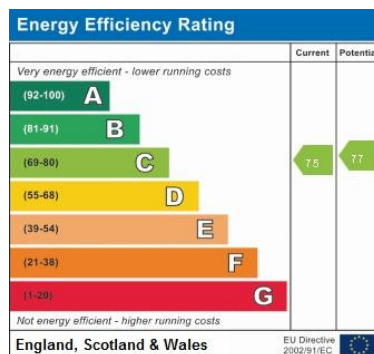
Approximate Gross Internal Area
495 sq ft - 46 sq m



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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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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