



**\*TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT\***  
**\*29' 0" x 13' 6" (8.83m x 4.11m) OPEN PLAN LIVING ROOM/KITCHEN\***  
**\*MASTER BEDROOM WITH ENSUITE SHOWER ROOM\***

**\*DOUBLE GLAZED & GAS FIRED CENTRAL HEATING\* \*LIFT SERVICE TO ALL FLOORS - SECURITY ENTRYPHONE\* \*ALLOCATED PARKING SPACE TO THE REAR VIA EDGEWORTH CLOSE\***

**A LARGE FIRST FLOOR APARTMENT** ideally located with a 29' 0" x 13' 6" (8.83m x 4.11m) **OPEN PLANNED** Living Room/Kitchen, an Ensuite Shower Room to the main Bedroom plus a separate modern Bathroom. Outside there is an allocated parking space to the rear of the block. A great location within half a mile of local shops and three Railway Stations. **AN IDEAL FIRST TIME PURCHASE!**

**Valley Heights 275 Godstone Road Whyteleafe Surrey CR3 0BD**  
**Asking Price: £289,950 Leasehold**



### Directions

From the roundabout at the end of the A22 Caterham Bypass, proceed along the A22 towards Whyteleafe, Valley Heights is on the right-hand side just beyond the right-hand side turning into Hillside Road.

### Location

Valley Heights is located conveniently 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 having access to 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.

Whyteleafe Infant and Junior School is within a quarter of a mile of the property and De Stafford Secondary School and Warlingham School are also within easy reach either by foot or using the local Bus service to Caterham and Warlingham.

**A CONVENIENT LOCATION FOR ACCESS TO  
LOCAL AMENITIES AND COUNTRYSIDE!**

## ACCOMMODATION

### Entrance Hallway

Coved ceiling and wood effect floor. Door to

### Inner Hallway

L' shaped, store cupboard with shelves. Coved ceiling, radiator and wood effect flooring.

### Open Plan Living Room / Kitchen 29' 0" x 13' 6" (8.83m x 4.11m)

Double glazed bay window to the front, double glazed window to the side. Coved ceiling, TV point, double radiator.

**Kitchen:** Double glazed window to the side. Range of wall and base units with dark work tops and a breakfast bar with 4 stalls. Space and plumbing for a washing machine and a dishwasher. Built in gas oven and a four ring gas hob. Wall mounted Ariston combination boiler. One and a half bowl, sink unit with mixer tap and cupboard underneath. Wood effect flooring.

### Bedroom One 13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window to the rear. Coved ceiling and radiator, door to:

### En-suite Shower Room

Double glazed frosted window to the side. Corner shower cubicle with electric Triton shower fitting. Pedestal wash hand basin and a low flush WC. Tiled floor and surrounds. Inset spotlights, extractor fan and heated towel rail/radiator.

### Bedroom 2 13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to the rear. Coved ceiling and radiator.

### Bathroom

Panelled bath with mixer tap, shower attachment and shower curtain rail. Pedestal wash basin and low flush WC. Tiled floor and surrounds. Heated towel rail and radiator. Fitted wall mirror and vanity cupboard.

### Outside

The property has an allocated parking space as well as a visitors parking pass which is valid for 6 hours at a time. The parking area is off Edgeworth Close. There is also communal bin storage to the rear of the block.



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Leasehold Information & Council Tax

LEASE TERM: 125 Years from 01/1/2009

MAINTENANCE/SERVICE CHARGE: £1800.00 pa

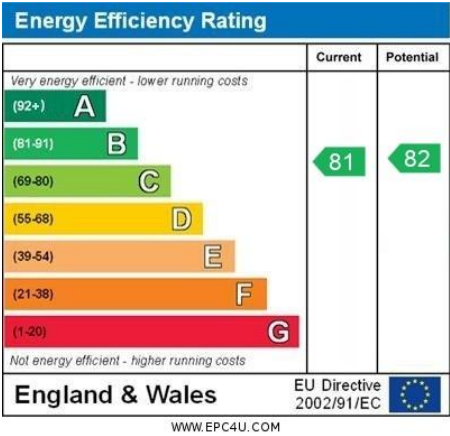
GROUND RENT: £150.00 pa.

COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026> . 25/7/2025



ENERGY PERFORMANCE CERTIFICATE



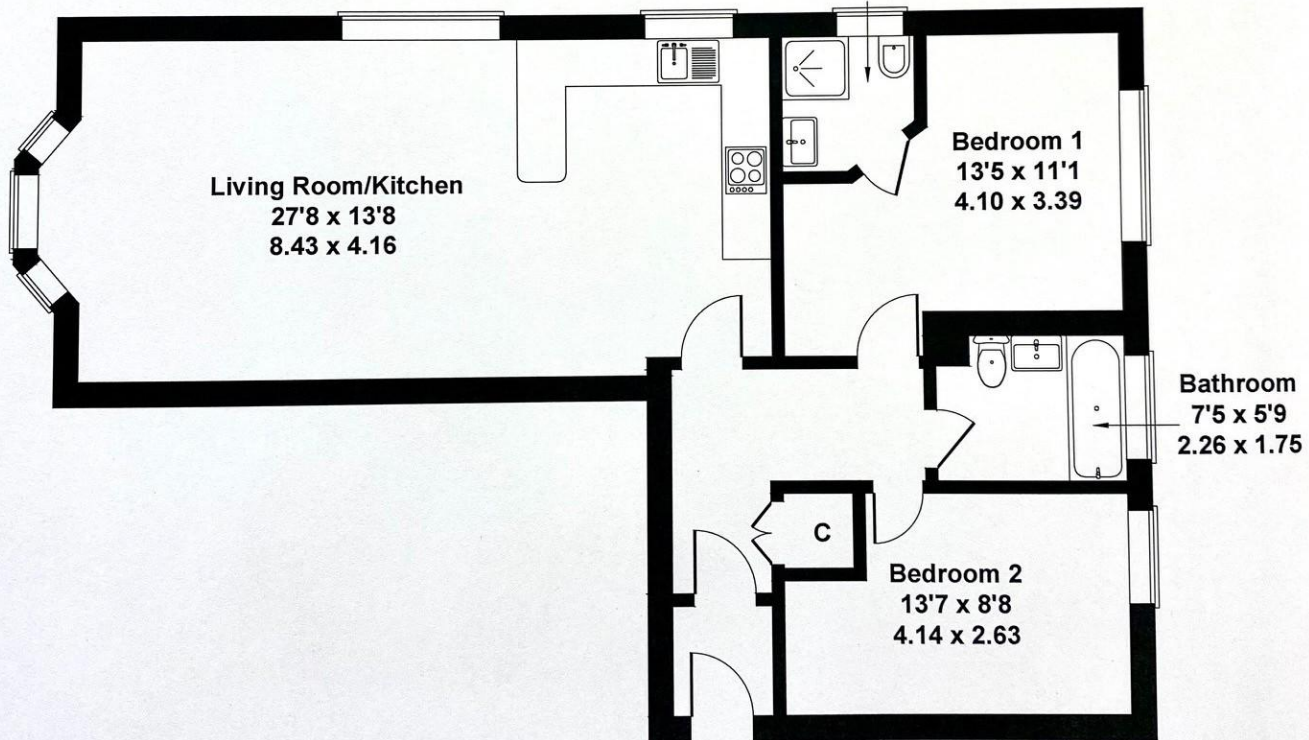
## FLOORPLAN

### Valley Heights

Approximate Gross Internal Area  
818 sq ft - 76 sq m

Ensuite Shower room

5'7" x 5'3"  
1.69 x 1.59



Not to Scale. Produced by The Plan Portal 2025  
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#### 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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