



A SPACIOUS ONE DOUBLE BEDROOM SECOND FLOOR FLAT

22' 9" x 11' 1" (6.93m x 3.38m) OPEN PLAN LIVING ROOM WITH BALCONY / KITCHEN

15' 4" x 8' 6" (4.67m x 2.59m) DOUBLE BEDROOM WITH WARDROBES

GREAT SIZE HALLWAY/HOME OFFICE 12' 8" x 5' 8" (3.86m x 1.73m)* *DOUBLE GLAZED & GAS CENTRAL HEATING* *ALLOCATED PARKING SPACE - PERMIT VISITOR PARKING, SUBJECT TO AVAILABILITY

A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM SECOND FLOOR flat set in a Development within walking distance to Station with direct links into Croydon and London. The flat is neutrally decorated throughout with an open plan lounge/kitchen including a Juliette Balcony off the Lounge area. The double bedroom has built in wardrobes and the Bathroom with a shower over the bath. The flat has gas central heating and double glazed windows throughout as well as an allocated parking space. 100% FULLY OWNED, NO ONWARD CHAIN !

Escomb Court, Well Farm Heights, Godstone Road, Whyteleafe CR3 0GH
ASKING PRICE: £215,000 LEASEHOLD



AGENTS NOTE

All internal photos were taken prior to the current Tenancy.

DIRECTIONS

From the Croydon Road in Caterham Valley proceed 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, Escomb Court is the first block on the left hand side beyond the security barrier.

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 (five Supermarkets) as well as a wide choice of restaurants, pubs and other local businesses.

There are 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.

A CONVENIENT LOCATION CLOSE TO TOWN AND COUNTRYSIDE.

COMMUNAL HALLWAY

Return staircase to the top floor communal landing.

HALLWAY/HOME OFFICE 12' 8" x 5' 8" (3.86m x 1.73m)

Security entry phone, central heating thermostat, electric fuse box and a radiator.

KITCHEN/LIVING ROOM

22' 9" x 11' 1" (6.93m x 3.38m)

KITCHEN AREA: - Double glazed window to front, range of wall and base units with matching worktops. One and a half stainless steel sink unit with mixer tap and cupboard under, space and plumbing for washing machine, built in fridge / freezer. Built in electric oven and a four ring gas hob with an extractor fan above. Wall mounted Worcester gas central heating combi boiler situated inside a wall cupboard, vinyl flooring and tiled surrounds.

LIVING ROOM: - Double glazed window and double-glazed French doors to front with a Juliette Balcony. TV point and two telephone points in the lounge area, two ceiling light points, radiator.

DOUBLE BEDROOM 15' 4" x 8' 6" (4.67m x 2.59m)

Double glazed window to front, built in airing cupboard with shelving, built in double wardrobe and single wardrobe, TV point and radiator.

BATHROOM 8' 4" x 5' 9" (2.54m x 1.75m)

White suite comprising panelled bath with mixer shower fitment, pedestal wash hand basin with a mirror above and low flush WC, tiled surrounds, radiator, vinyl flooring, extractor fan.

OUTSIDE - ALLOCATED PARKING

There is an allocated parking bay 7 for the flat.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 Years from 25/12/2005. (The lease will be extended back to 99 years upon completion by the Vendor.

SERVICE CHARGE: £167.24 pcm inclusive of contribution to a sinking fund and building insurance.

GROUND RENT: Nil

COUNCIL TAX: The current Council Tax Band is 'C', 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

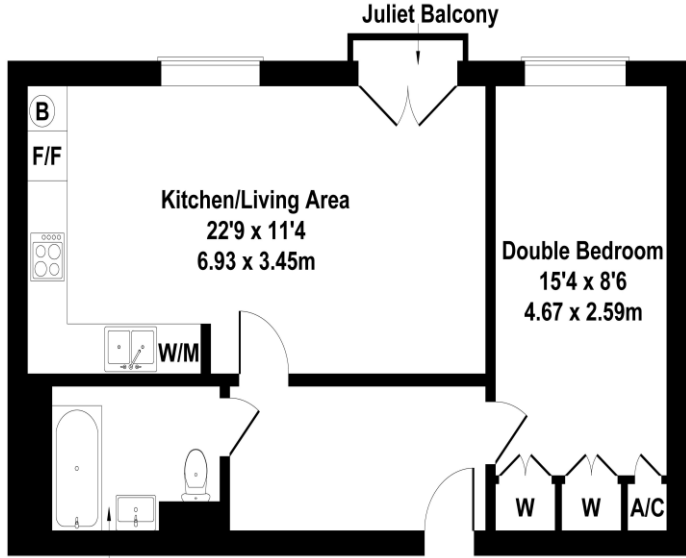
31/10/2025



FLOORPLAN

Escomb Court

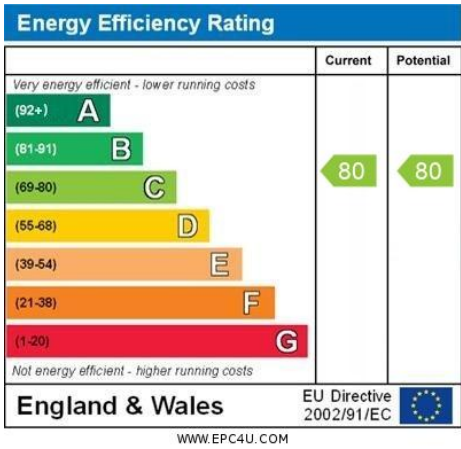
Approximate Gross Internal Area
560 sq ft - 52 sq m



Bathroom
8'4 x 5'9
2.54 x 1.74m

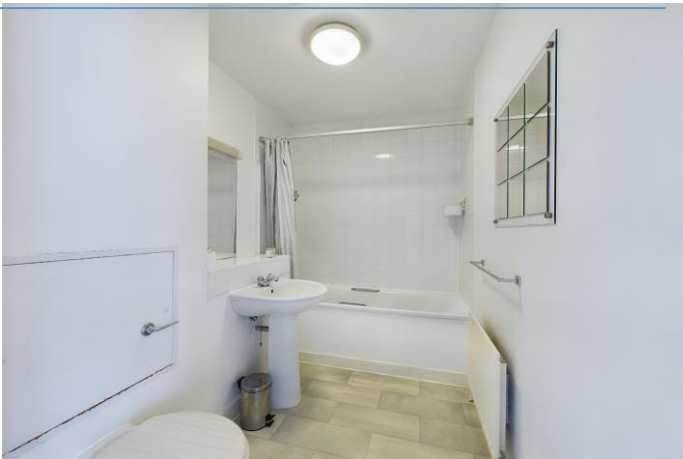
Not to Scale. Produced by The Plan Portal 2025
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ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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