



**\*TWO BEDROOMS BOTH WITH DOUBLE WARDROBES\***  
**\*OPEN PLAN KITCHEN/ LOUNGE WITH PATIO DOORS TO A JULIET BALCONY\***  
**\*DOUBLE GLAZING & GAS CENTRAL HEATING\* \*NO ONWARD CHAIN!\* \*SHORT WALK TO TRAIN STATION,**  
**ONE ALLOCATED PARKING SPACE & VISITOR PARKING\* \*IDEAL FIRST TIME PURCHASE\***

**A 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 are double glazed patio doors with a Juliet balcony, one bedroom 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: £250,000 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. The flat can be located on the first floor, on exiting the lift turn left & then left again.

### HALLWAY

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

### OPEN PLAN KITCHEN/LOUNGE 15' 2" x 8' 10" (4.62m x 2.68m) maximum measurements

LOUNGE: Double glazed patio doors with a Juliet Balcony, double radiator, power points, telephone point, TV point, spotlights.

**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, vinyl flooring.

**BEDROOM ONE** 15' 2" x 8' 10" (4.62m x 2.68m)  
Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point, TV point.

**BEDROOM TWO** 11' 7" x 8' 11" (3.54m x 2.72m)  
Double glazed window, radiator, double wardrobe comprising hanging and shelving, power points, telephone point.

### **BATHROOM** 7' 11" x 5' 9" (2.41m x 1.74m)

White suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin, mirrored medicine cabinet, concealed low flush WC, radiator, two towel rails, extractor fan, tiled flooring.

### **OUTSIDE**

There is one allocated parking space, bay number 102. There are also visitor spaces available.

### **LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 99 years from 21/11/2006 **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)

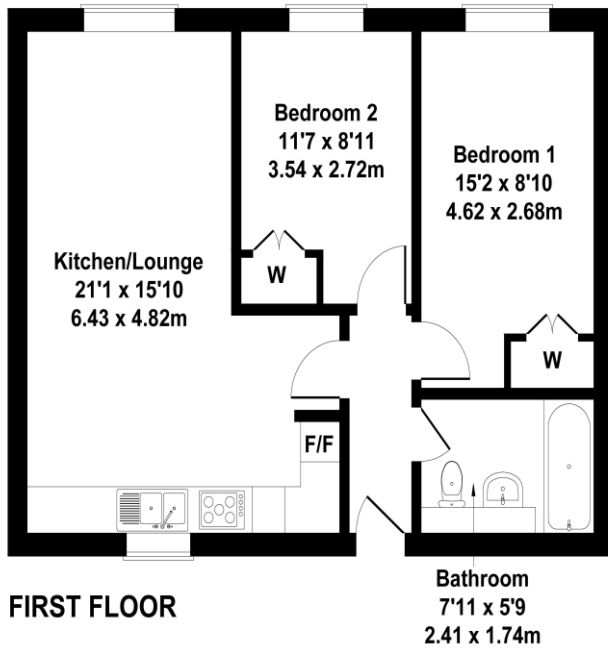
(15/05/23)



# FLOORPLAN

## 8 Cuthbert Court

Approximate Gross Internal Area  
614 sq ft - 57 sq m

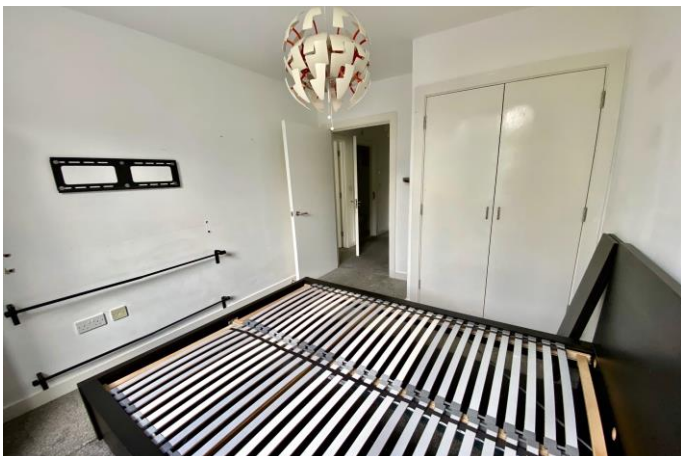


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



# ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(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	



---

#### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

P . A . Jones Property Solutions, 77-79 High Street , Caterham, Surrey, CR3 5UF  
Phone: Sales : 01883 348035 / Lettings : 01883 343355, Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropertyolutions.co.uk](http://www.pajonespropertyolutions.co.uk)