



A FIRST FLOOR ONE DOUBLE BEDROOM PURPOSE BUILT FLAT
OPEN PLAN - LIVING ROOM/KITCHEN 22' 9" x 11' 3" (6.93m x 3.43m) * *HALLWAY 12' 4" x 5' 6" (3.76m x 1.68m)
***DOUBLE BEDROOM WITH WARDROBES 15' 2" x 8' 6" (4.62m x 2.59m) ***
ALLOCATED PARKING SPACE END OF CHAIN FLAT!

A FIRST FLOOR ONE DOUBLE BEDROOM FLAT with an 'Open Plan' Living Room / Kitchen, a Double Bedroom with wardrobes and a separate Bathroom. Outside there is an allocated parking space, convenient location for local shopping facilities and Whyteleafe South Railway Station with regular services into Croydon and Central London. Junction 6 of the M25 at Godstone is a short drive away, so great for the car commuter as well.

100% OWNED - NOT SHARED OWNERSHIP/EQUITY - NO ONWARD PROPERTY CHAIN!

Flat , Bradwell Court, Godstone Road, Whyteleafe, Surrey CR3 0GJ
ASKING PRICE: £170,000 LEASEHOLD



OPEN PLAN - LIVING ROOM / KITCHEN

22' 9" x 11' 3" (6.93m x 3.43m)

The Living Room area has double glazed inward open french doors to a Juliet Balcony facing the front, TV point, quality wood effect flooring and radiator. The Kitchen has a large double glazed window to the front and a range of wall and base units with matching worktops, Built in single bowl sink unit, tiled surrounds and flooring. Built in electric oven and a four ring gas hob with an extractor fan above, built - in fridge/freezer. Space and plumbing for a washing machine, Wall mounted Worcester Bosch gas fired combination boiler concealed within a wall unit.

DOUBLE BEDROOM 15' 2" x 8' 6" (4.62m x 2.59m)

Double glazed window to the front, wall of built in wardrobes plus an Airing Cupboard, radiator.

BATHROOM

White modern suite comprising of a panelled bath with a mixer shower attachment, pedestal wash hand basin and a low flush WC. Tiled flooring and surrounds, extractor fan and radiator.

OUTSIDE

COMMUNAL GARDENS

There are areas of lawn with trees next to the parking bays within the Development.

ALLOCATED PARKING SPACE

The flat has an allocated parking space, number 201 (tbc). There are Visitor Spaces available with a visitor parking permit required

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 25/12/2005.

SERVICE CHARGE: £171.73 pcm inclusive of contribution to a sinking fund and building insurance. (TBC)

GROUND RENT: Nil



AGENTS NOTE

No services, heating system or appliances have been tested and no warranty can be given or implied as to their working order.

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, Bradwell Court is the first block on the right-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 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 and Chaldon.

ACCOMMODATION

COMMUNAL HALLWAY

The hallway has a return staircase to the first-floor landing, take the right-hand corridor, after the door the flat is the first door on the left-hand side.

HALLWAY 12' 4" x 5' 6" (3.76m x 1.68m)

Own front door, security entry phone, electric fuse box, radiator.

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](https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026)

25/11/2025

ANCILLARY SERVICES

As part of our services, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

- Taylor Rose Solicitors – £240
- Amity Law - £200
- Kingsley Bond Solicitors - £200
- London & Country Mortgage Brokers – 25% of Commission
- MAP Surveyors – £50



ENERGY PERFORMANCE CERTIFICATE

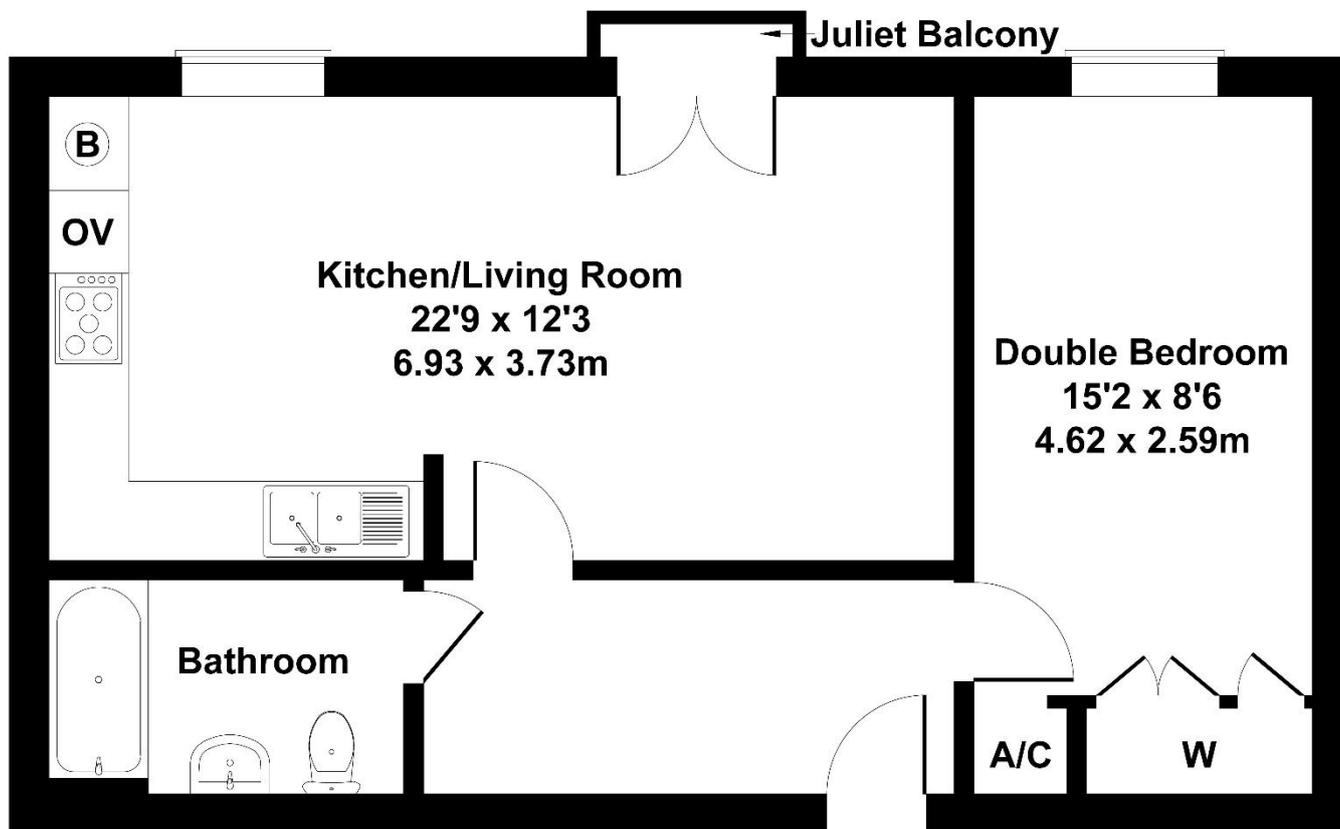
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



FLOORPLAN

Bradwell Court - First Floor

Approximate Gross Internal Area
561 sq ft - 52 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk