



**\*GROUND FLOOR ONE DOUBLE BEDROOM FLAT\***

**\*22' 9" x 11' 5" (6.93m x 3.48m) OPEN PLAN LOUNGE/KITCHEN\***

**\*15' 3" x 8' 5" (4.64m x 2.56m) DOUBLE BEDROOM WITH WARDROBES\***

**\*MODERN WHITE BATHROOM SUITE\* \*DOUBLE GLAZED & GAS CENTRAL HEATING\***

**\*ALLOCATED PARKING SPACE - 75% SHARED OWNERSHIP\***

**75% SHARED OWNERSHIP. A ONE DOUBLE BEDROOM GROUND FLOOR FLAT** with an allocated parking space set in a secure Development within half a mile of Whyteleafe Town Centre and Railway Station. The flat has a large open plan Living Room/Kitchen and a Double Bedroom with ample built-in Wardrobes and a great size Hallway and Bathroom. **AN IDEAL AFFORDABLE FIRST HOME IN A CONVENIENT LOCATION!**

**Flat Bradwell Court, 431 Godstone Road, Whyteleafe, Surrey CR3 0GJ**  
**75% Shared Ownership £150,000 Leasehold**



### **OPEN PLAN LOUNGE/KITCHEN 22' 9" x 11' 5" (6.93m x 3.48m)**

The Lounge Area has a double glazed window and a set of double glazed patio doors to the rear, TV point and double radiator.

**KITCHEN:** The Kitchen has a range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under. The fridge/freezer will remain, built-in electric oven and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine, tiled surrounds and vinyl flooring.

### **DOUBLE BEDROOM 15' 3" x 8' 5" (4.64m x 2.56m)**

Double glazed window to the rear, wall of built-in wardrobes with hanging and shelf space, Airing Cupboard with shelving and a single bar electric heater. Radiator.

### **BATHROOM 8' 2" x 4' 6" (2.49m x 1.37m)**

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

### **OUTSIDE**

#### **COMMUNAL GARDENS**

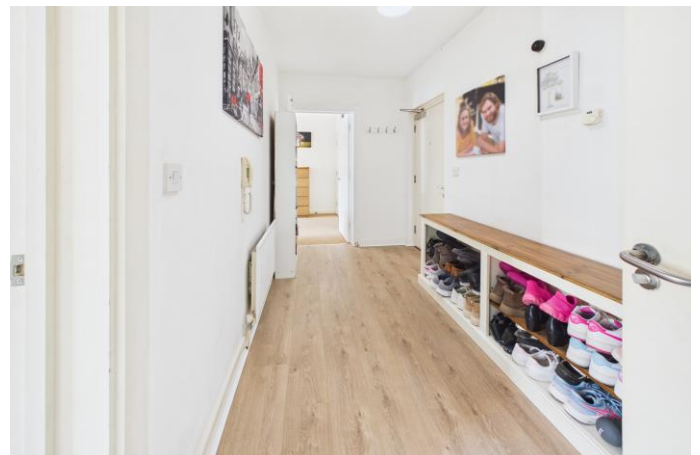
There are areas of lawn with trees next to the parking bays within the Development.

#### **ALLOCATED PARKING SPACE**

The flat has an allocated parking space, number **204**. There are Visitor Spaces available with a visitor parking permit required.

#### **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 Freeholders, A2 Dominion - the lease extension premium will be 'Free of Charge', the Solicitor costs to extend the lease are payable by the vendor.



### **QUALIFICATION TO PURCHASE**

To meet general shared ownership/shared equity criteria if the applicant owns another property they wouldn't be able to complete on a property until the other property/properties are sold. If you are selling a property to purchase, then the transactions can proceed simultaneously.

Applicants will need to make contact with our vendor's (Housing Association) Financial Advisors Maxim Financial Solutions; to have their affordability assessed to ensure they meet shared ownership affordability criteria. As the property is deemed to be in London then the applicant can't earn over £90,000 pa.

### **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**

#### **HALLWAY 12' 8" x 5' 6" (3.86m x 1.68m)**

Own front door, security entryphone, radiator.

**SERVICE CHARGE:** £145.46 pcm inclusive of contribution to a sinking fund and building insurance.

**GROUND RENT:** Nil

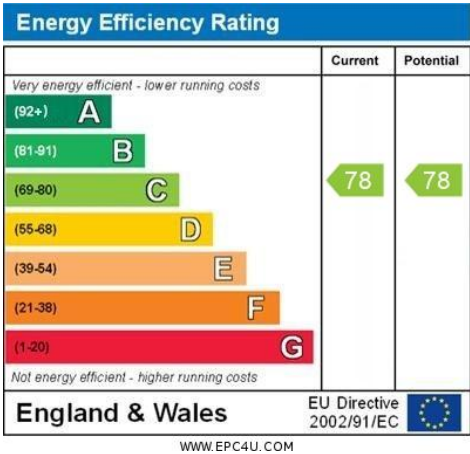
**NO RENT PAYABLE ON THE REMAINING 25% OWNERSHIP.**

**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-2026-2027>

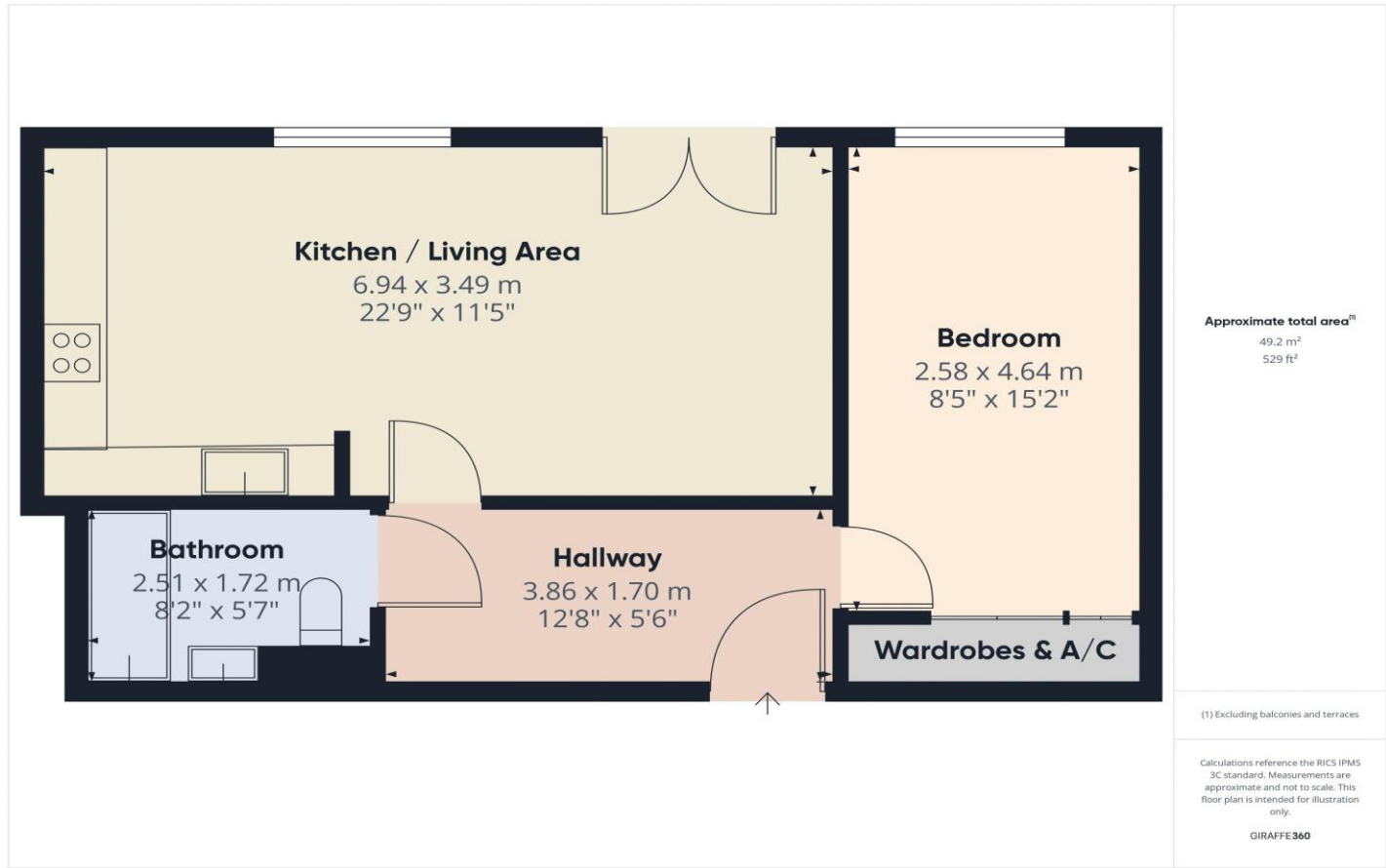
25/8/2026



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



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.