



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

***OPEN PLAN LOUNGE/DINING KITCHEN 20' 0" x 11' 3" (6.09m x 3.43m) ***

ENTRANCE HALLWAY 10' 11" x 5' 7" (3.32m x 1.70m) * *MODERN BATHROOM 8' 4" x 5' 7" (2.54m x 1.70m)

***ALLOCATED PARKING FOR ONE VEHICLE & VISITOR PARKING* *IDEAL FIRST TIME PURCHASE! ***

75% SHARED OWNERSHIP PURCHASE, NO RENT PAYABLE. A FIRST FLOOR ONE DOUBLE BEDROOM purpose built flat ideally located within a quarter of a mile of three railway stations with services into London, Zone 6. There is a stunning Open Plan Living Area opening onto a modern White Kitchen with ample space for a Dining Table. The double Bedroom has fitted wardrobes and there is a great size Bathroom and large Entrance Hallway. EXTENDED LEASE - 99 years from 29/8/2023, NO GROUND RENT. VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!

Escomb Court, 431 Godstone Road, Whyteleafe, Surrey CR3 0GH
Asking Price: 75% Shared Ownership - £150,000 Leasehold



OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

20' 0" x 11' 3" (6.09m x 3.43m)

LOUNGE/DINING AREA: Patio doors with Juliet Balcony, double radiator, power points, telephone point, TV point.

KITCHEN: Double glazed window to the side, range of wall & base units with work surfaces incorporating a single bowl stainless steel sink unit with mixer tap, integrated fridge freezer, washing machine to remain, built-in electric oven and grill plus a four ring gas hob. Gas Central Boiler set within a cupboard, strip lighting, carbon monoxide detector, vinyl wood effect flooring.

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

Double glazed window, radiator, double wardrobe & single wardrobe with hanging and shelving, airing cupboard with shelving, power points, TV point.

BATHROOM 8' 4" x 5' 7" (2.54m x 1.70m)

Modern white suite comprising a panelled bath with shower fitment and mixer tap, pedestal wash hand basin with vanity shelf over, mirrored cabinet, concealed low flush WC, radiator with towel rail above, extractor fan, vinyl flooring.

OUTSIDE

RESIDENTS PARKING

There is an allocated parking space, number 11, plus some visitor parking available with a Visitor Parking Permit.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 29/8/2023

SERVICE CHARGE: £2,132.71 pa

GROUND RENT: Nil

NO RENT PAYABLE ON THE REMAINING 25%

COUNCIL TAX: Tandridge Council BAND: C

2/2/2026



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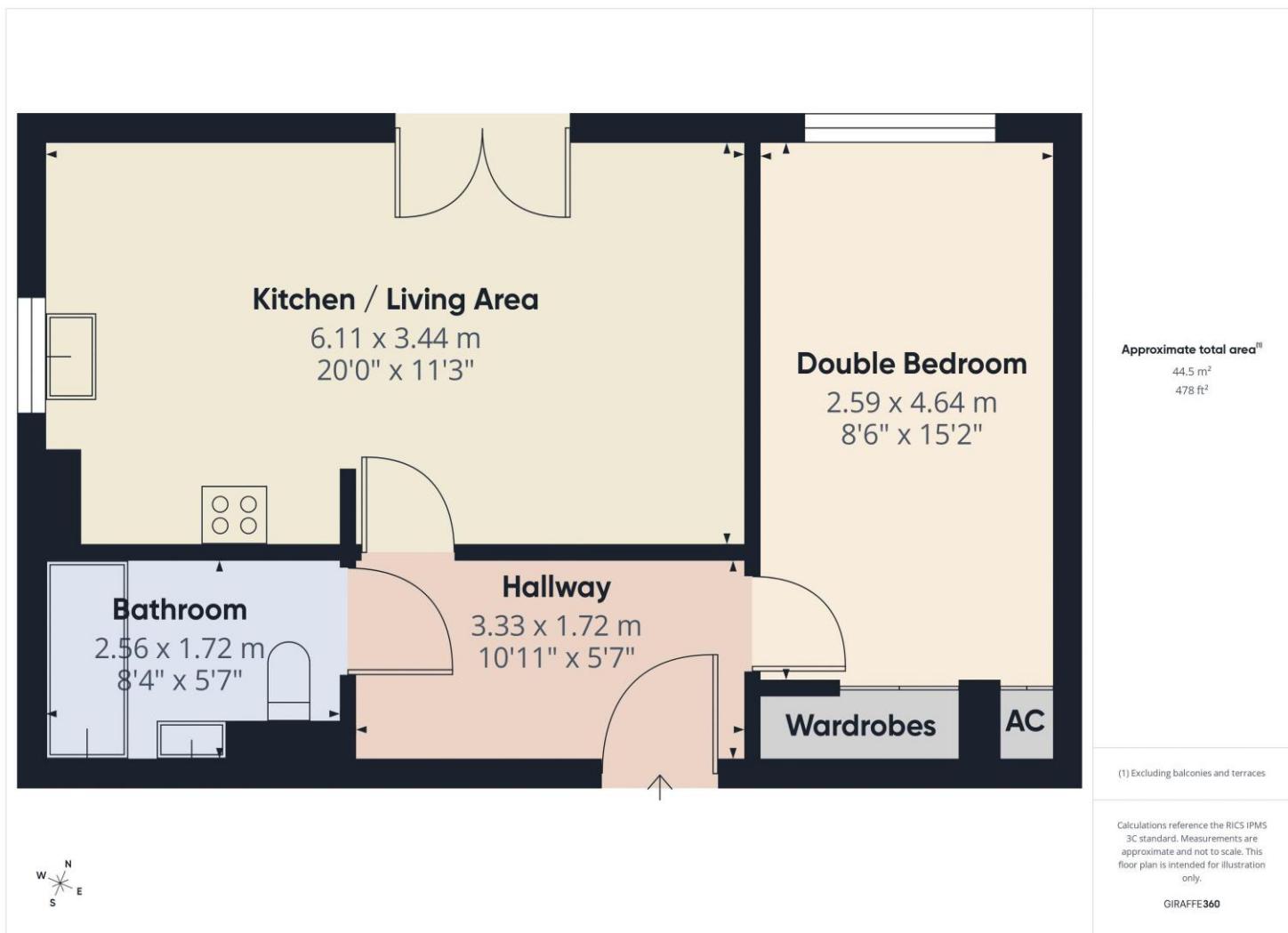
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ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

FLOORPLAN



DATA PROTECTION ACT 1998

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