



**\*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:** £1,645.00 pa

**GROUND RENT:** Nil

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

**COUNCIL TAX:** Tandridge Council BAND: C

**2/2/2026**



## **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 & Chaldo

## **ACCOMMODATION**

### **COMMUNAL HALLWAY**

Communal doorway with security entryphone access, stairs to all floors. The flat can be located on the first floor, turn right at the top of the stairs & number 16 can be found through the next door.

### **ENTRANCE HALLWAY** 10' 11" x 5' 7" (3.32m x 1.70m)

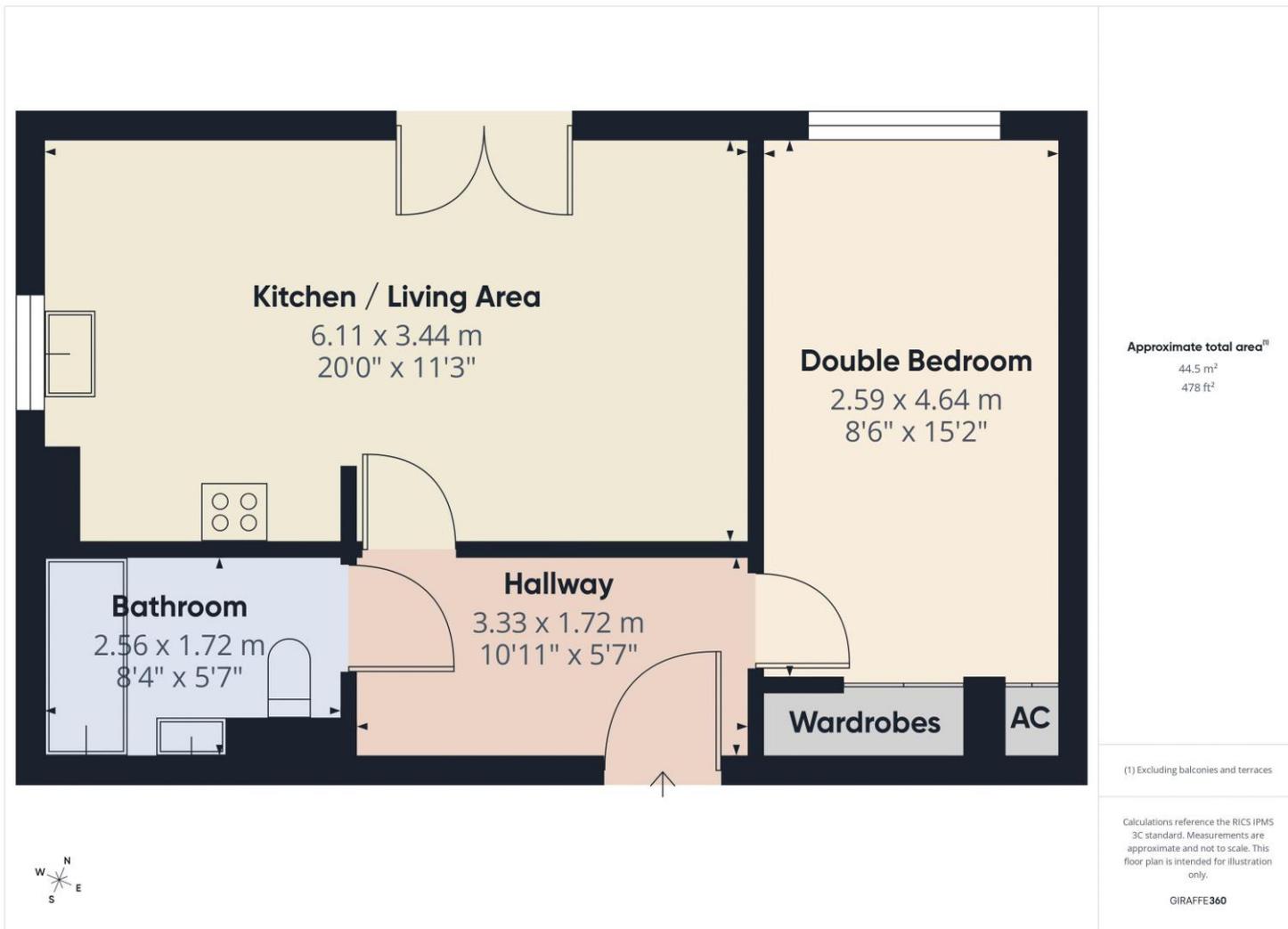
Wooden front door with spyhole leading to hallway. Doors to all rooms, radiator, fusebox, smoke detector, entryphone, power point, thermostat.



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

## 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.

**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](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)