



SECOND FLOOR PURPOSE BUILT FLAT - TWO DOUBLE BEDROOMS, MODERN BATHROOM* *STUNNING L-SHAPE OPEN PLAN LOUNGE/KITCHEN* *BUILT-IN DOUBLE WARDROBES IN BOTH BEDROOMS* *DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING* *LIFT SERVICE TO ALL FLOORS - ALLOCATED PARKING SPACE* *GREAT LOCATION, THREE RAILWAY STATIONS AND M25 JUNCTION CLOSE BY

A SECOND FLOOR TWO 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 Kitchen with ample space for a Dining Table. Both double Bedrooms have fitted wardrobes and there is a great size Bathroom and large Entrance Hallway. **The lease will be extended back to 125 years from 27/10/2006 upon completion - NO RENT PAYABLE ON REMAINING 25% SHARED EQUITY.**
VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE!

Ethelred Court 431 Godstone Road Whyteleafe Surrey CR3 0GB
Asking Price: £180,000 75% SHARED EQUITY



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

HALLWAY 9' 3" x 4' 10" (2.82m x 1.47m)

Front door leading to hallway, wood flooring, fuse box, intercom, radiator.

LOUNGE/KITCHEN AREA

18' 3" maximum measurement x 17' 2" (5.56m maximum measurement x 5.23m)

LOUNGE AREA

Double glazed French doors to front aspect with Juliet balcony, wood flooring, T.V. point, double radiator.

KITCHEN AREA

Double glazed window to rear aspect, wall and base units with matching worktops, built in electric oven, four ring gas hob. Fridge freezer, washing machine, dishwasher. Cupboard housing Worcester Bosch combination boiler.

BEDROOM ONE 10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed window to front aspect, double wardrobe, radiator.

BEDROOM TWO 9' 6" x 7' 8" (2.89m x 2.34m)

Double glazed window to front aspect, double wardrobe, T.V. point, radiator.

BATHROOM 6' 6" x 4' 7" (1.98m x 1.40m)

Modern white suite comprising panelled bath with mixer tap and shower over with shower screen, pedestal wash hand basin, low flush W.C. heated towel rail, tiled flooring, inset spotlights, extractor fan.

OUTSIDE

RESIDENTS PARKING

There is an allocated parking space (186) and visitor spaces, a visitor permit is required.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 27/10/2006 The lease will be extended back to 125 years from 27/10/2006 upon completion - NO RENT PAYABLE ON REMAINING 25% SHARED EQUITY.

SERVICE CHARGE: £214.01 per calendar month.

GROUND RENT: NIL

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>

7/2/2026

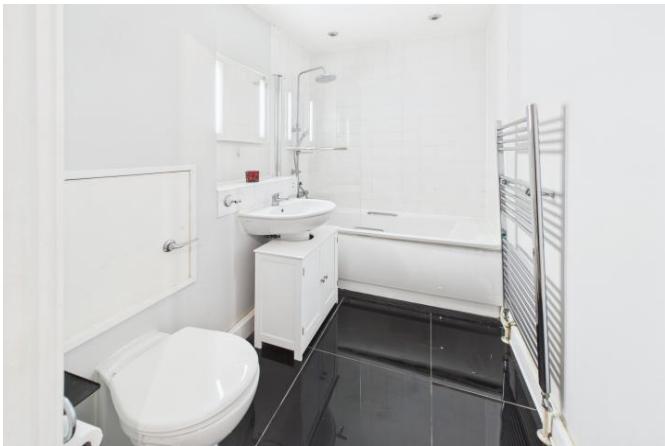


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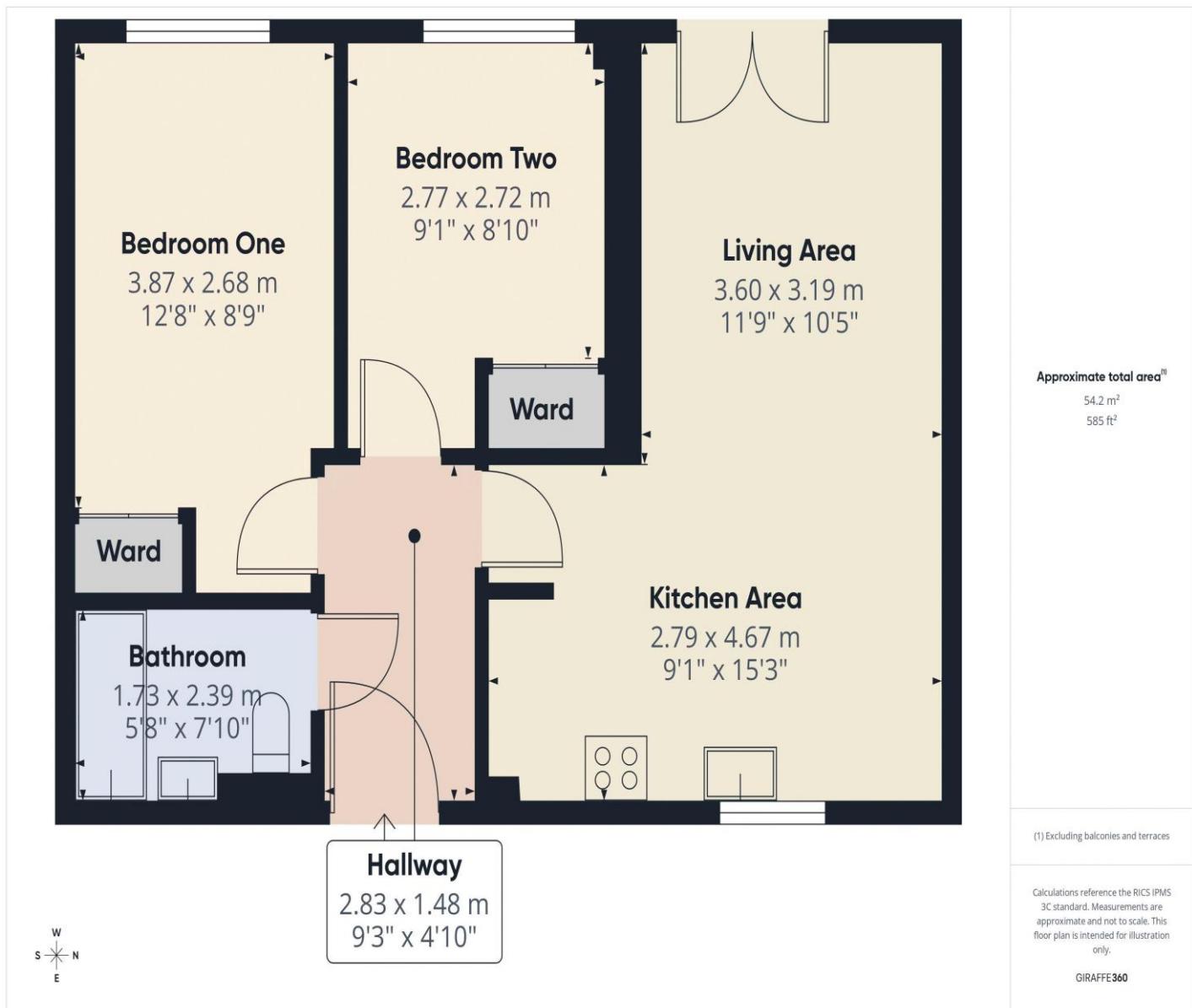
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ENERGY PERFORMANCE CERTIFICATE (EPC)

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



DATA PROTECTION ACT 1998

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