



**\*A LARGE TOP FLOOR ONE DOUBLE BEDROOM FLAT WITH A LIFT SERVICE! \***

**\*22' 10" x 11' 4" (6.97m x 3.46m) OPEN PLAN - LOUNGE/DINING/KITCHEN\***

**\*15' 4" x 8' 7" (4.68m x 2.61m) DOUBLE BEDROOM WITH WARDROBES\***

**\*DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING\* \*12' 9" x 5' 11" (3.89m x 1.80m) ENTRANCE HALLWAY\***

**\*WITHIN HALF A MILE OF LOCAL SHOPS & A CHOICE OF THREE RAILWAY STATIONS! \***

**NO ONWARD CHAIN! A TOP FLOOR LARGE ONE DOUBLE BEDROOM FLAT WITH IT'S OWN COURTYARD GARDEN!** The property is set in a quiet position within the Development and has a large Living Room which is open plan to the Kitchen, and a good size Double Bedroom with wardrobes. Outside there is a delightful **COURTYARD STYLE GARDEN** and **AN ALLOCATED PARKING SPACE!** **CONVENIENT LOCATION!**

**Barton Court 431 Godstone Road Whyteleafe Surrey CR3 0GQ**

**Asking Price: £225,000 Leasehold – Extended Lease to 990 years on completion!**



### **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, at the junction turn right, Barton Court is at the far end of the road on the left-hand side.

### **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.

### **ENTRANCE HALLWAY** 12' 9" x 5' 11" (3.89m x 1.80m)

Great size hallway with coved ceiling, security entry-phone, electric fusebox and radiator.

### **OPEN PLAN – LOUNGE/DINING/KITCHEN ROOM**

22' 10" x 11' 4" (6.97m x 3.46m)

Three double glazed windows to the front, coved ceiling, TV point and radiator. The Kitchen area has a useful Breakfast Bar and a range of wall and base units with matching worktops. There is a built in electric oven and a four ring gas hob with an extractor fan. Space and plumbing for a washing machine, built in Fridge / Freezer. One and a half bowl sink unit with mixer taps and cupboards under. Wall mounted gas fired Worcester central heating boiler set within a wall unit.

### **DOUBLE BEDROOM** 15' 4" x 8' 7" (4.68m x 2.61m)

Double glazed window to the front, built in double and single wardrobe, built in cupboard / airing cupboard, radiator.

### **BATHROOM** 9' 11" x 5' 11" (3.01m x 1.80m)

White suite comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin with a fitted mirror and overhead light and a low flush WC with concealed cistern, radiator, extractor fan.

### **PRIVATE COURTYARD GARDEN**

This is accessed via a separate lockable gate from the communal hallway. The area has wood decking throughout with enclosed fenced and low walled borders. A great place to relax and entertain family and friends.

### **PARKING**

There is an allocated parking space - 113 - and visitor parking spaces available. Parking permits are required.

### **LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** Currently - 99 years from 12/2/2007.

The lease will be extended to **990 years** upon completion by the Vendor which will mean the lease will be **125 years from 12/2/2007 upon completion.**

### **MAINTENANCE INCLUDES BUILDING**

**INSURANCE:** £147.07 per month.

**GROUND RENT:** Nil

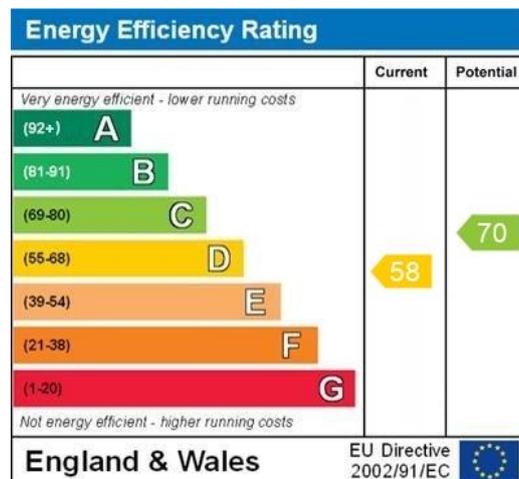
**COUNCIL TAX BAND:** 'C' - Tandridge Council.

**9/1/2026**





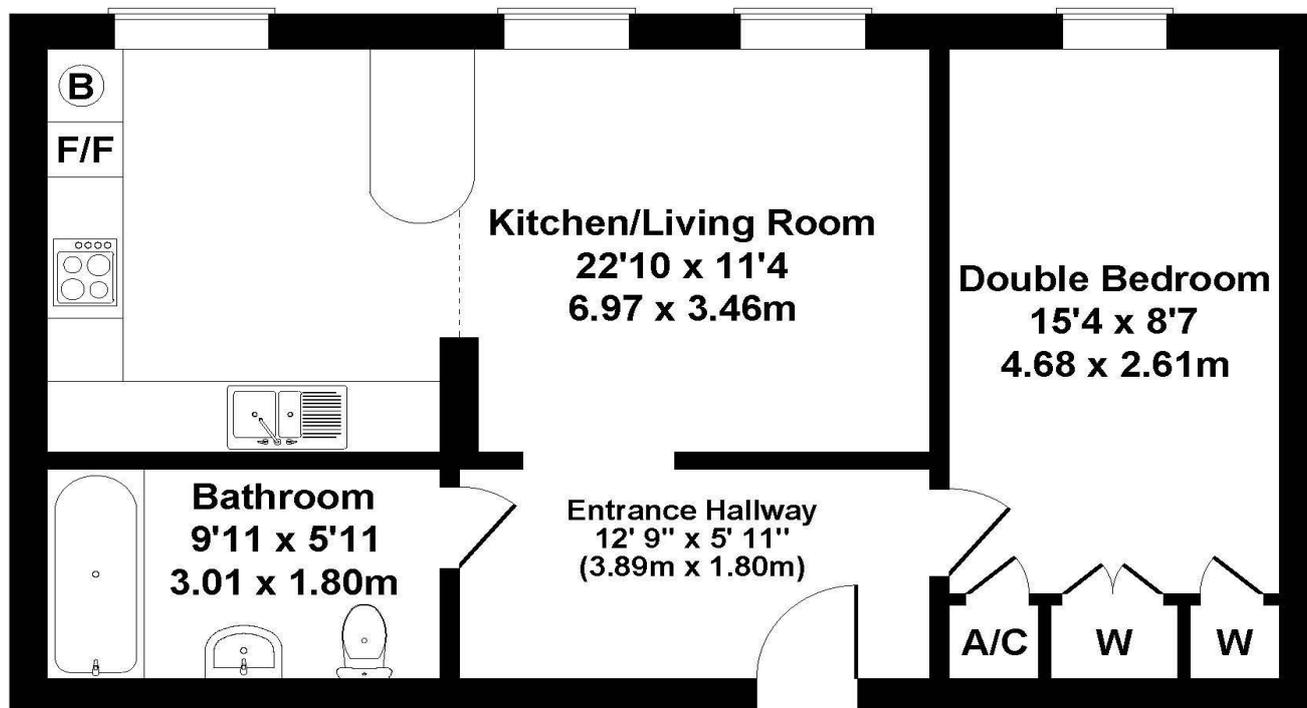
## ENERGY PERFORMANCE CERTIFICATE (EPC)



## FLOORPLAN

# Barton Court

Approximate Gross Internal Area  
570 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2022  
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### DATA PROTECTION ACT 1998

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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)