



**\*AN IMMACULATLY PRESENTED GROUND FLOOR ONE DOUBLE BEDROOM FLAT\***

**\*LARGE OPEN PLAN LIVING ROOM/KITCHEN 22' 8" x 11' 3" (6.90m x 3.43m) \***

**\*THE KITCHEN HAS A BUILT IN OVEN AND A GAS HOB, FRIDGE/FREEZER AND A WASHING MACHINE! \***

**\*DOUBLE BEDROOM WITH WARDROBES 15' 1" x 8' 6" (4.59m x 2.59m) \* \*BATHROOM 8' 1" x 5' 6" (2.46m x 1.68m) \* \*ALLOCATED PARKING SPACE - EXTENDED LEASE UPON COMPLETION - NO ONWARD CHAIN! \***

**75% SHARED OWNERSHIP PURCHASE, NO RENT PAYABLE.** A GROUND 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 Kitchen with appliances to remain and 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** - back to 99 years upon completion, NO GROUND RENT. VERY CONVENIENT LOCATION, **AN IDEAL FIRST TIME PURCHASE. NO ONWARD CHAIN!**

**Greenstead Court, Well Farm Heights 431 Godstone Road Whyteleafe, Surrey CR3 0GP**

**Asking Price: 75% Shared Ownership £150,000 Leasehold**



### **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 site plan 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.

**A GREAT LOCATION FOR ACCESS TO  
WHYTELEAFE & CATERHAM AND THE  
SURROUNDING GREENBELT COUNTRYWIDE**

### **ACCOMMODATION**

#### **COMMUNAL HALLWAY**

Communal doorway with security entry phone access, stairs to all floors. The flat can be located on the Ground Floor.

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

Good size Entrance Hallway with a built in Storage Cupboard, security entry phone, coved ceiling and radiator.

### **OPEN PLAN LIVING ROOM & KITCHEN**

22' 8" x 11' 3" (6.90m x 3.43m)

**LIVING ROOM** - Double glazed inward opening french doors to the rear aspect, TV point, telephone point and radiator. Open plan to the Kitchen and ample space for a Dining/Breakfast table, wood effect flooring.

**KITCHEN** - Double glazed window to the rear, range of modern wall and base units with matching worktops and tiled surrounds incorporating a one and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Built in electric oven with a four ring gas hob above. The Fridge/Freezer and Washing Machine to remain. Wall mounted Worcester gas fired combination boiler set within a wall storage cupboard, wood effect flooring.

#### **DOUBLE BEDROOM** 15' 1" x 8' 6" (4.59m x 2.59m)

Double glazed window to the rear, coved ceiling, built in double wardrobe and single wardrobe and an Airing Cupboard with shelving, radiator.

#### **BATHROOM** 8' 1" x 5' 6" (2.46m x 1.68m)

A modern Bathroom with a white suite comprising of a panelled bath with a mixer tap and shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds, extractor fan and radiator.

### **OUTSIDE**

#### **ALLOCATED PARKING SPACE**

There is an allocated parking bay to the front of the block, number 165 for the flat. There are further Visitor Parking Bays within the Development.



## LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 99 years from 7/11/2006.  
**The Lease will be extended back to 99 years upon Sale Completion.**

**SERVICE CHARGE:** £1,591.20 pa (£132.60 pcm)  
Annually Reviewed.

**GROUND RENT:** Nil - with Extended Lease

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

**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> .

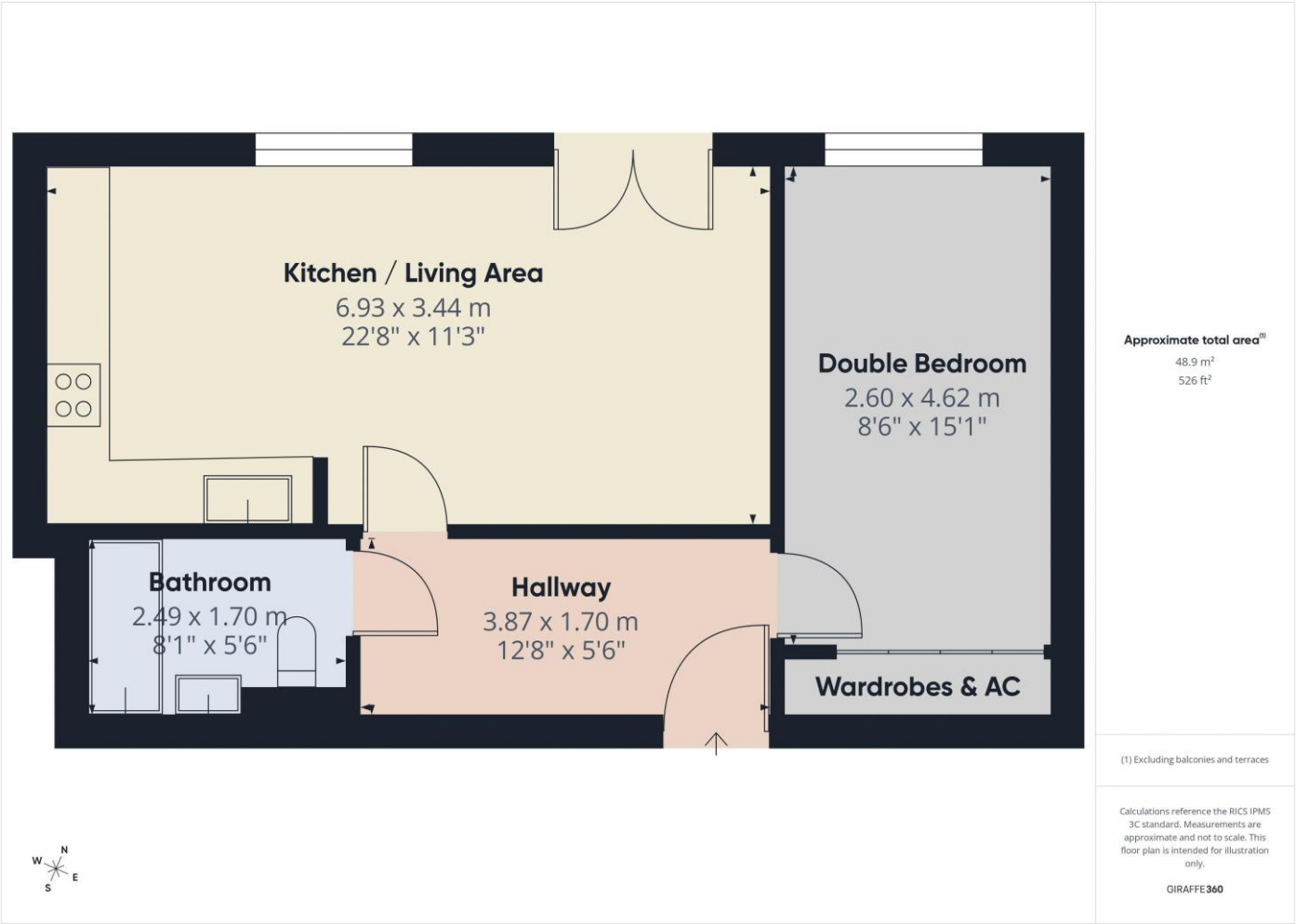
**4/8/2026**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 4/8/2026



FLOORPLAN



DATA PROTECTION ACT 1998

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