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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





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

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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.

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**

13/11/2026



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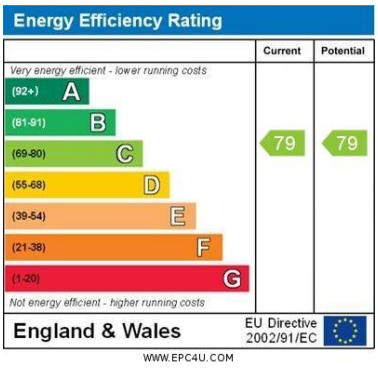




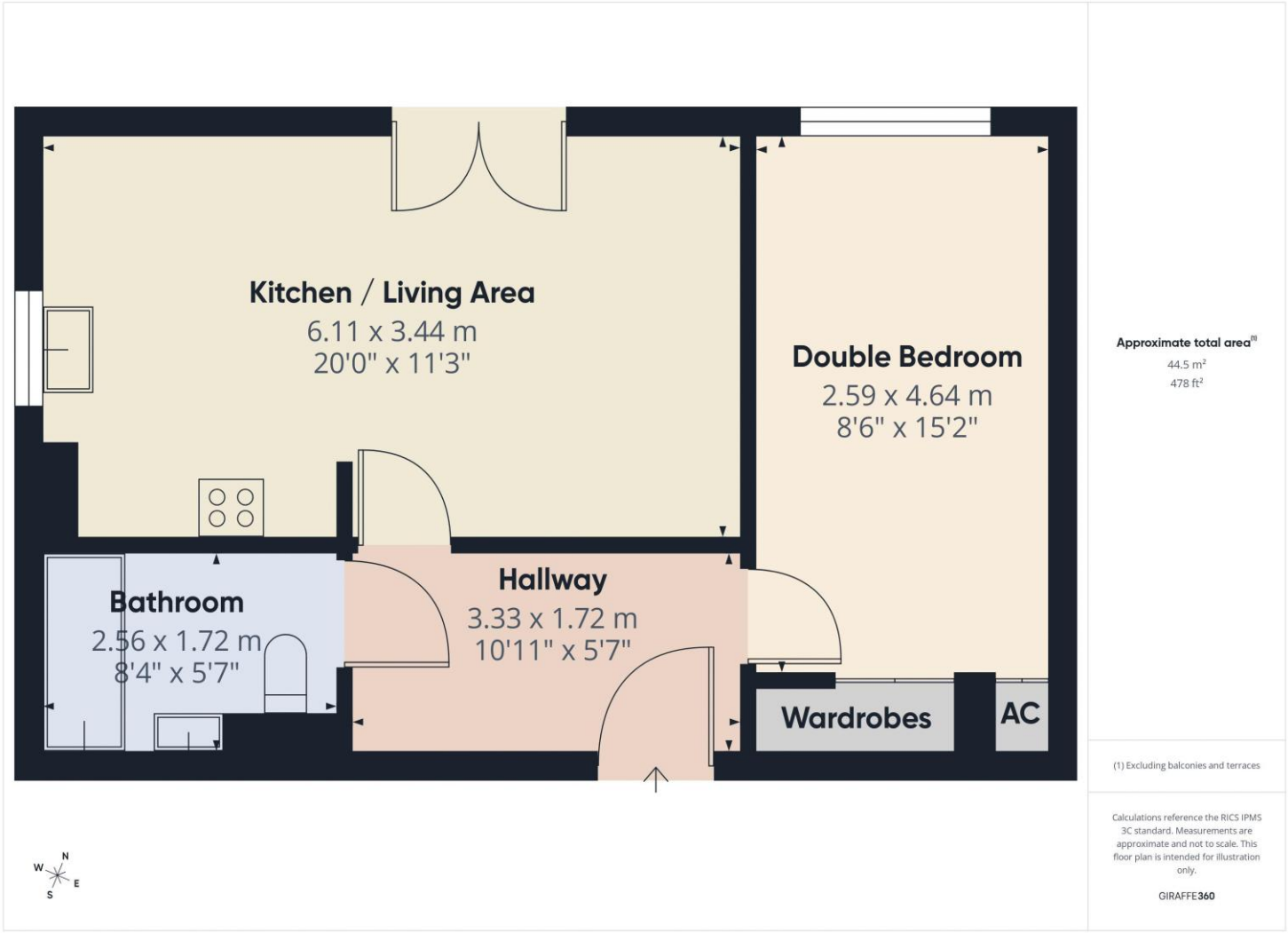




ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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