



GROUND FLOOR ONE DOUBLE BEDROOM FLAT

22' 9" x 11' 5" (6.93m x 3.48m) OPEN PLAN LOUNGE/KITCHEN

15' 3" x 8' 5" (4.64m x 2.56m) DOUBLE BEDROOM WITH WARDROBES

MODERN WHITE BATHROOM SUITE* *DOUBLE GLAZED & GAS CENTRAL HEATING

ALLOCATED PARKING SPACE - 75% SHARED OWNERSHIP

75% SHARED OWNERSHIP. A ONE DOUBLE BEDROOM GROUND FLOOR FLAT with an allocated parking space set in a secure Development within half a mile of Whyteleafe Town Centre and Railway Station. The flat has a large open plan Living Room/Kitchen and a Double Bedroom with ample built-in Wardrobes and a great size Hallway and Bathroom. **AN IDEAL AFFORDABLE FIRST HOME IN A CONVENIENT LOCATION!**

Flat 7 Bradwell Court, 431 Godstone Road, Whyteleafe, Surrey CR3 0GJ
75% Shared Ownership £150,000 Leasehold



OPEN PLAN LOUNGE/KITCHEN 22' 9" x 11' 5" (6.93m x 3.48m)

The Lounge Area has a double glazed window and a set of double glazed patio doors to the rear, TV point and double radiator.

KITCHEN: The Kitchen has a range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under. The fridge/freezer will remain, built-in electric oven and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine, tiled surrounds and vinyl flooring.

DOUBLE BEDROOM 15' 3" x 8' 5" (4.64m x 2.56m)

Double glazed window to the rear, wall of built-in wardrobes with hanging and shelf space, Airing Cupboard with shelving and a single bar electric heater. Radiator.

BATHROOM 8' 2" x 4' 6" (2.49m x 1.37m)

White suite comprising of a panelled bath with a mixer tap shower attachment, pedestal wash hand basin and a low flush WC. Tiled surrounds and radiator.

OUTSIDE

COMMUNAL GARDENS

There are areas of lawn with trees next to the parking bays within the Development.

ALLOCATED PARKING SPACE

The flat has an allocated parking space, number **204**. There are Visitor Spaces available with a visitor parking permit required.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 Years from 25/12/2005. The lease will be extended back to 99 years upon completion by the Freeholders, A2 Dominion - the lease extension premium will be 'Free of Charge', the Solicitor costs to extend the lease are payable by the vendor.



QUALIFICATION TO PURCHASE

To meet general shared ownership/shared equity criteria if the applicant owns another property they wouldn't be able to complete on a property until the other property/properties are sold. If you are selling a property to purchase, then the transactions can proceed simultaneously.

Applicants will need to make contact with our vendor's (Housing Association) Financial Advisors Maxim Financial Solutions; to have their affordability assessed to ensure they meet shared ownership affordability criteria. As the property is deemed to be in London then the applicant can't earn over £90,000 pa.

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, Bradwell Court is the first block on the right hand side beyond the security barrier.

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.

ACCOMMODATION

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

Own front door, security entryphone, radiator.

SERVICE CHARGE: £145.46 pcm inclusive of contribution to a sinking fund and building insurance.

GROUND RENT: Nil

NO RENT PAYABLE ON THE REMAINING 25% OWNERSHIP.

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>

6/8/2025



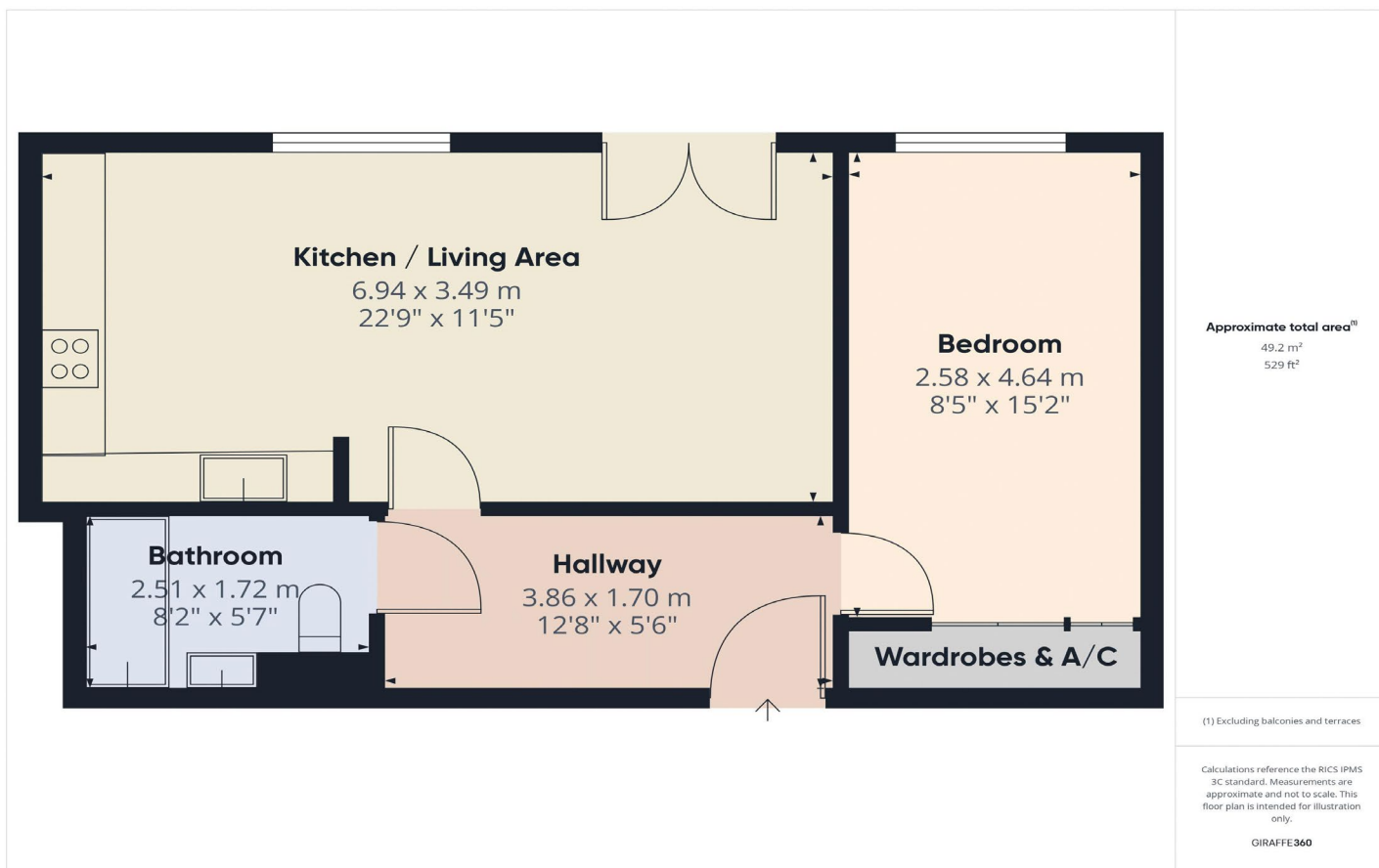
ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM



FLOORPLAN



DATA PROTECTION ACT 1998

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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.

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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
www.pajonespropsolutions.co.uk