



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

22' 10" x 11' 4" (6.97m x 3.46m) LIVING ROOM / 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!

A TOP FLOOR LARGE ONE DOUBLE BEDROOM FLAT **WITH ITS 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, NO ONWARD CHAIN!

LEASE EXTENDED TO 125 YEARS FROM 12/2/2007 UPON COMPLETION

Barton Court, 431 Godstone Road, Whyteleafe, Surrey CR3 0GQ
ASKING PRICE: £225,000 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, 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.

ACCOMMODATION

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.

LIVING ROOM / KITCHEN

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 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 **125 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: £181.13 per month.

GROUND RENT: Nil

COUNCIL TAX BAND: 'C' Tandridge Council.

9/1/2026



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



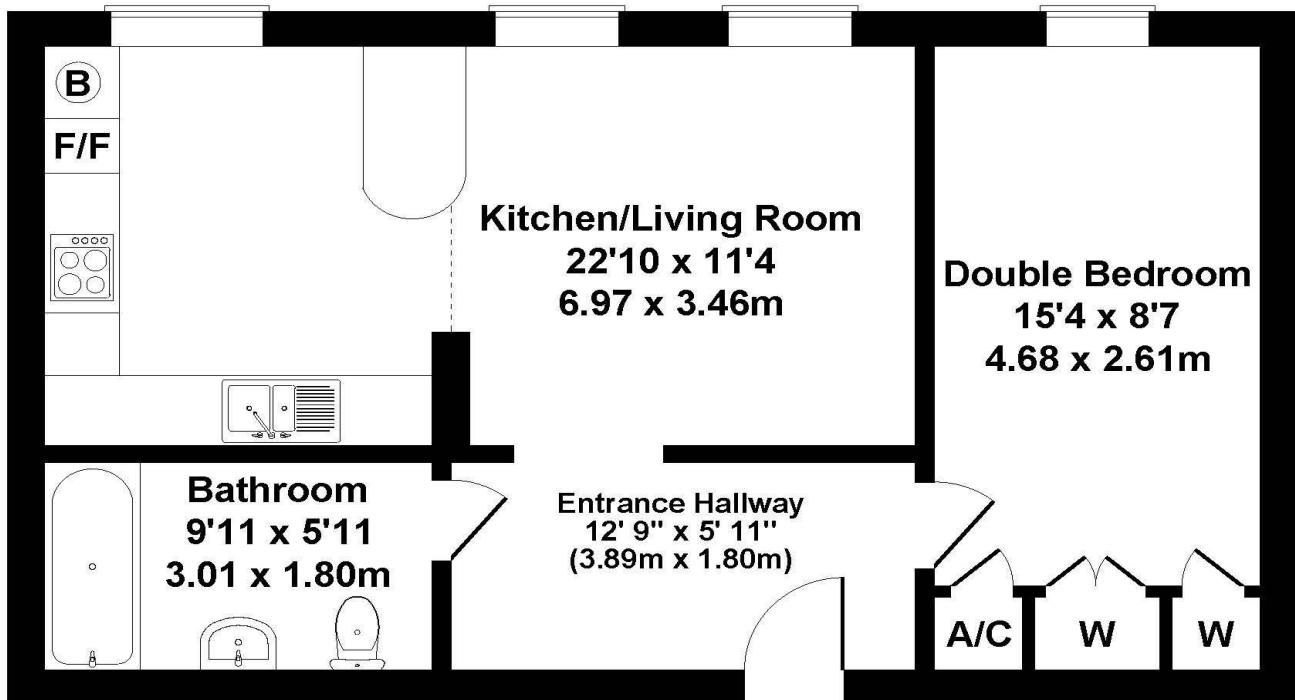
ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 9/1/2026

FLOORPLAN

Barton Court

Approximate Gross Internal Area
570 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.