



75% SHARED EQUITY PURCHASE - NO RENT PAYABLE* *DOUBLE BEDROOM WITH WARDROBE

OPEN PLAN KITCHEN/LOUNGE 15' 10" x 16' 1" (4.82m x 4.9m)

DOUBLE GLAZING AND GAS CENTRAL HEATING* *IDEAL FIRST TIME PURCHASE* *NO ONWARD CHAIN!

75% SHARED EQUITY PURCHASE, NO RENT PAYABLE. A SECOND FLOOR ONE BEDROOM purpose built flat ideally located within a quarter of a mile of three railway stations with services into London, Zone 6. The Kitchen has an Electric Oven and a four ring Gas Hob with extractor. There are double glazed patio doors with Juliet balcony, one bedroom with built in wardrobes. **VERY CONVENIENT LOCATION, AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

Saxon Court, Well Farm Heights, Godstone Road, Whyteleafe, Surrey CR3 0GA
ASKING PRICE: £157,500 SHARED EQUITY PURCHASE - 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 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 & Chaldon.

ACCOMMODATION

HALLWAY 13' 2" x 5' 10" (4.01m x 1.77m)

Double glazed window to side, airing cupboard, security entryphone, radiator.

OPEN PLAN LOUNGE ROOM/KITCHEN 15' 10" x 16' 1" (4.82m x 4.90m)

LOUNGE: Double glazed window to front, double glazed French doors with Juliet balcony to front, double radiator, TV and telephone point.

KITCHEN: Wall and base units with matching worktops, built in fridge/freezer and washing machine, electric oven and grill with four ring gas hob and extractor fan. Wall mounted Worcester Bosch gas central heating combi boiler in a wall cupboard, vinyl flooring.

DOUBLE BEDROOM 16' 1" x 8' 8" (4.90m x 2.63m)

Double glazed window to front, double wardrobe, radiator.

BATHROOM 11' 2" x 5' 10" (3.4m x 1.77m)

White suite comprising a panelled bath with mixer tap shower attachment, pedestal wash hand basin with mirror above, light with shaver point above, low flush WC, radiator, tiled surrounds.

OUTSIDE

PARKING

There is an allocated parking bay for one vehicle, bay 72.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 99 years from 27/07/2006 (The lease can be extended back to 99 years upon completion - the lease extension premium will be 'Free of Charge', all other Solicitor costs are payable by the buyer.)

SERVICE CHARGE: £163.62 per calendar month inclusive of contribution to a sinking fund and building insurance, wef April 2023.

GROUND RENT: Nil

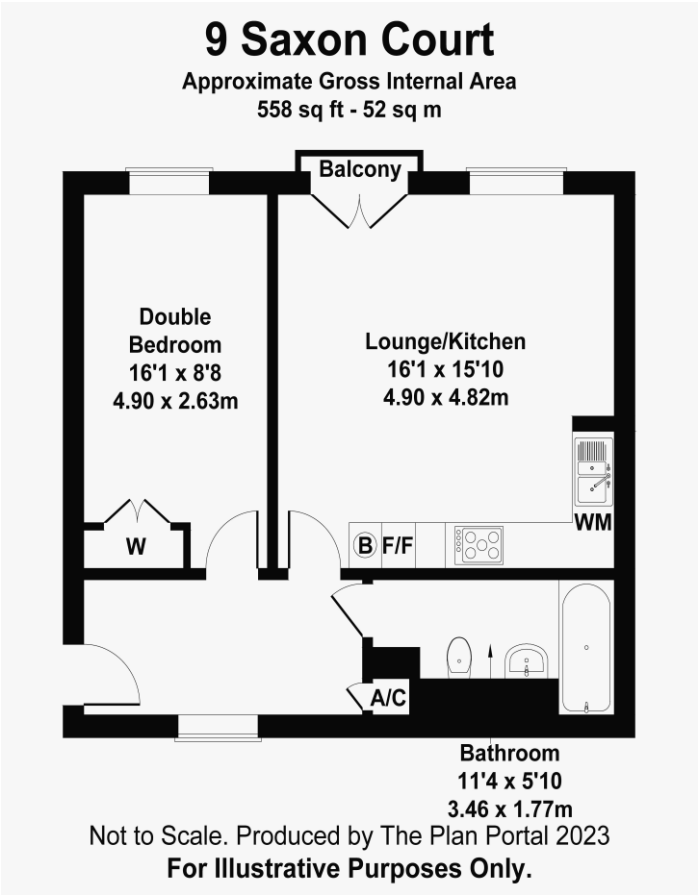
NO RENT PAYABLE ON THE REMAINING 25%

COUNCIL TAX: Council Tax: Tandridge Council
BAND: C (2023/2024 - £2,001.15 pa)

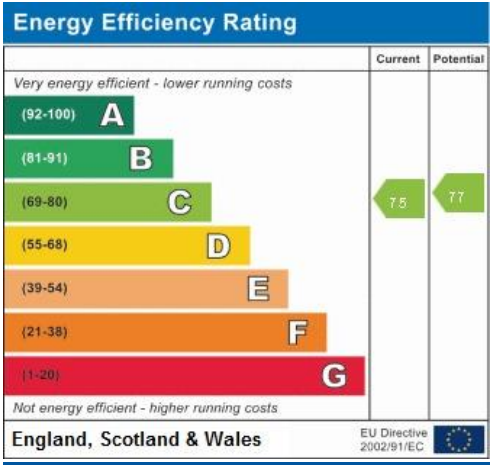
29/4/2023



FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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